

92015

MTL-20396D

CAROLYN F. PEACORE

MTG-20376D  
KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD TOMASELLI and GLENDA TOMASELLI, husband and wife, hereinafter called

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIAMATH and GLENDA TOMASELLI, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

see attached

\*\*in favor of Klamath First Federal Savings & Loan which the grantee assumes and agrees to pay. Recorded as Document M79 Page 7100 on March 30, 1979.

MOUNTAIN TITLE COMPANY

*"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."*

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed together with trust deed\*\* and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 140,000.00...

In construing this deed and where the context so requires, the singular includes the plural and all changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of September, 1988.;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Carolyn F. Peacore

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
September 26, 1988

Personally appeared the above named  
Carolyn F. Peacore

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

Notary Public for Oregon  
My commission expires: 6-16-82

STATE OF OREGON, County of.....) ss.  
....., 19.....

Personally appeared ..... and  
..... who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
..... president and that the latter is the  
..... secretary of .....

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL

**Before me:**

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Peacore  
3862 Pinegrove RD  
Klamath Falls, OR 97603

Tomaselli  
5933 Chabot Crest  
Oakland, CA 94618

**After recording return, to:**

Tomaselli.....  
above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal  
540 Main  
Klamath Falls, OR 97601

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_\_;

~~day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_.~~

~~Record of Deeds of said county.~~

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

EXHIBIT "A"  
LEGAL DESCRIPTION

16212

Tracts 1, 2, 3 and 4 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 144 feet of Tract 4 as described in that certain deed from Clinton Landis, a single man, to Earle William Tichenor and Isabell Jean Tichenor, husband and wife, dated November 5, 1941 and recorded November 6, 1941 in Book 142 at page 313, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 3 as described in that certain deed from Carolyn F. Peacore to Sterling W. Hancock, et ux, dated September 12, 1980 and recorded September 15, 1980 in Volume M80 at page 17483, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909 010DA 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
of Sept. A.D., 19 88 at 8:58 o'clock A.M., and duly recorded in Vol. M88,  
of Deeds on Page 16211.  
By Evelyn Biehn County Clerk  
Quelene Melton

FEE \$13.00