

MOUNTAIN TITLE COMPANY

92522

MTG-20435 K

WARRANTY DEED

Vol. 5788 Page 17101

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP O. DE PRATO and MAE LOYCE DE PRATO, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM D. HORN and BARBARA J. HORN, husband and wife 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:

Lot 3, SUBDIVISION OF TRACTS B & C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3606-010CB-01000.

SUBJECT TO: Domestic Well and Pump Agreement, subject to the terms and provisions thereof, by and between Grace F. Easley and Spencer Erickson and John A. Wiess dated January 5, 1982, recorded January 21, 1982, in Volume M82, page 889, Microfilm Records of Klamath County, Oregon.

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"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 all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands 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 \$ 30,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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 4th day of October, 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.

(If executed by a corporation, affix corporate seal)

Phillip O. De Prato
PHILLIP O. DE PRATO

Mae Loyce De Prato
MAE LOYCE DE PRATO

STATE OF OREGON, County of Klamath, ss.

Personally appeared, 1988, ss.

and 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath, ss.

October 4, 1988

Personally appeared the above named

PHILLIP O. DE PRATO and MAE LOYCE DE PRATO

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

PHILLIP O. DE PRATO and MAE LOYCE DE PRATO
P.O. Box 438
Anza, CA 92306

GRANTOR'S NAME AND ADDRESS

WILLIAM D. HORN and BARBARA J. HORN
9413 Winter Gardens Blvd. #5
Lakeside, CA 92040

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 12th day of Oct., 1988, at 9:05 o'clock AM, and recorded in book M88 on page 17101 or as file/reel number 92522

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$8.00

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