

96251

K-40705
WARRANTY DEED—TENANTS BY ENTIRETY

Volume 89 Page 1160



KNOW ALL MEN BY THESE PRESENTS, That ROBERT MILANDINOVICH, ITZHAK RAZ and DAVID B. CLARK, an informal partnership but doing business as B.I.D. Properties and Associates, said informal partnership also known as B.I.D. hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RONALD M. COLITTI and BENITA A. COLITTI, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 and all of Lot 2, Block 1, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPT for the Northerly 35 feet of said Lot 2, conveyed to Klamath Disposal Inc., by Deed recorded in Volume M68 at page 10058, Klamath County Deed Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: SEE REVERSE SIDE 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 \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 31st day of January, 1983; 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)

Robert Milandinovich

Itzhak Raz

David B. Clark

STATE OF OREGON,

County of

ss.

STATE OF OREGON, County of

ss.

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 acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

B.I.D.

1577 Oak Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Ronald M. Colitti

7220 Casitas Pass Road

Carpinteria, CA 93013

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Company

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

Mr. and Mrs. Ronald M. Colitti

7220 Casitas Pass Road

Carpinteria, CA 93013

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the 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.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 JAN 19 11 28 AM '83

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Railroad Addition to the City of Klamath Falls.
3. Mortgage, including the terms and provisions thereof, with interest thereon, and such future advances as may be provided therein, given to secure the payment of \$80,000.00, dated May 12, 1982, recorded May 12, 1982 in book M82, page 5913, Mortgagor B.I.D., an informal partnership consisting of Robert Miladinovich, Itzhak Raz and David B. Clark, and Mortgagee First Interstate Bank of Oregon, N.A.

Grantees shall assume and pay and hold Grantors harmless therefrom said mortgage described herein.

4. Financing statement recorded May 20, 1982 in book M82, page 6259 from B.I.D., an informal partnership, to First Interstate Bank of Oregon, N.A.

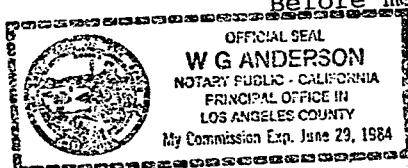
Grantees shall assume and pay and hold Grantors harmless therefrom said financing statement described herein.

STATE OF CALIFORNIA)

County of Los Angeles) ss:

On this 31st day of January, 1983, personally appeared Robert Miladinovich and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



W G Anderson
Notary Public for California

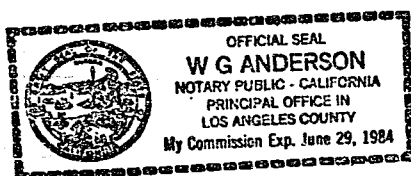
My Commission Expires: June 29, 1984

STATE OF CALIFORNIA)

County of Los Angeles) ss:

On this 31st day of January, 1983, personally appeared Itzhak Raz and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



W G Anderson
Notary Public for California

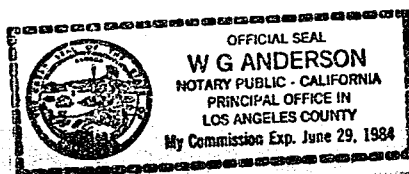
My Commission Expires: June 29, 1984

STATE OF CALIFORNIA)

County of Los Angeles) ss:

On this 31st day of January, 1983, personally appeared David B. Clark and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



W G Anderson
Notary Public for California

My Commission Expires: June 29, 1984

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 19th day of Jan. A.D., 19 89 at 1:28 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 1160.

Evelyn Biehn, County Clerk

By Pauline Miller

FEE \$13.00