

4139

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JEFFREY S. DANIELS AND PAULA A. DANIELS,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK J. MORELLI AND KARIN MORELLI, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 4 in Block 15 of TRACT NO. 1108, SEVENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-12BD-5300
Key No. 562563

"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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 68,750.00. ~~HOWEVER, THE PARTIES HERETO HAVE AGREED THAT THE ABOVE STATED CONSIDERATION IS TO BE DELETED FROM THIS INSTRUMENT IF THE PARTIES HERETO HAVE AGREED TO AVOID THE PAYMENT OF THE ABOVE STATED 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 21 day of August, 19 89; 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.

Jeffrey S. Daniels
Jeffrey S. Daniels

Paula A. Daniels
Paula A. Daniels

STATE OF OREGON, County of Klamath, 19 89 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 _____, a corporation,

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 SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath, 19 89 ss.

Personally appeared the above named JEFFREY S. DANIELS AND PAULA A. DANIELS

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-12-90

Jeffrey S. & Paula A. Daniels
106 KFC

GRANTOR'S NAME AND ADDRESS
Frank J. Morelli
1103 W. Tamarada Ave.
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS
Klamath Trust Federal Svc.
540 Main St
Klamath Falls OR 97601

NAME ADDRESS, ZIP
Same as above.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of Aug, 19 89, at 11:34 o'clock AM., and recorded in book M89 on page 15508 or as file/reel number 4139.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Debbie M. Miller Deputy

Fee \$8.00