

OK

4881

K-17570  
WARRANTY DEED

Vol. m89 Page 16785

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS D. FUGERE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Anthony Scamaldo and Juana Scamaldo, 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:

Lot 16 in Block 28 of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$7,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22nd day of August, 1989. 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.

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.

STATE OF California  
County of Los Angeles  
August 30, 1989

Personally appeared the above named  
FRANCIS D. FUGERE

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_ 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: (If executed by a corporation, affix corporate seal)

Francis D. Fugere  
16625 Runnymede  
Van Nuys, CA 91406

After recording return to:  
Anthony Scamaldo & Juana Scamaldo  
16804 Saticoy  
Van Nuys, CA 91406

Until a change is requested all tax statements shall be sent to the following address:  
16804 Saticoy  
Van Nuys, CA 91406

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

SEP 6 PM 3 45

28701

OFFICIAL

16786

NO. 201

## GENERAL ACKNOWLEDGMENT

State of California }  
 County of \_\_\_\_\_ } SS.

On this the 30<sup>th</sup> day of August, 1989, before me,

DOREEN J. PAVEY

the undersigned Notary Public, personally appeared

FRANCIS D. FUGERE

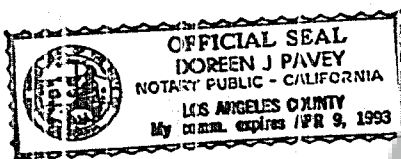
☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is subscribed to the  
 within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

Doreen J. Pavey  
 Notary's Signature



ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE  
 MUST BE ATTACHED  
 TO THE DOCUMENT  
 DESCRIBED AT RIGHT:

Title or Type of Document Warranty Deed

Number of Pages 1 Date of Document 8-30-89

Signer(s) Other Than Named Above \_\_\_\_\_

NATIONAL NOTARY ASSOCIATION • 838 Rammet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co. the 6th day  
 of Sept. A.D., 19 89 at 3:45 o'clock P. M., and duly recorded in Vol. MB9,  
 of Deeds on Page 16785.

Evelyn Biehn, County Clerk

By Pauline Mullendore

FEE \$13.00