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5905

WARRANTY DEED

Vol. m89 Page 18538



KNOW ALL MEN BY THESE PRESENTS, That Winfred N. Oliver and Betty L. Oliver
 as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Albert F. Naticchioni
 and Patricia M. Naticchioni, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East one-half of Lots 5 and 6, Block 2, TERWILLIGER ADDITION to the Town of Merrill,
 according to the official plat thereof on file in the office of the County Clerk,
 Klamath County, Oregon.

TOGETHER WITH an easement upon and over the following described land of said City for the
 purpose of maintaining a dwelling house thereon: Beginning at an iron pin on the South-
 east Corner of Lot 5, Block 2, Terwilliger Addition to the City of Merrill, Oregon;
 thence East 0.2 feet; thence North and parallel to the East line of said Lot 5 a distance
 of 36.5 feet; thence West 0.2 feet to the East line of said Lot 5; thence South along
 the East line of said Lot 5 a distance of 36.5 feet, more or less, to the point of
 beginning.

IMPROVEMENTS PURCHASED IN "AS IS" CONDITION AS OF DATE OF CLOSING.

(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
 Except those listed on the 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 \$ 20,000.00

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 29 day of September, 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 DE-
 SCRIBED 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 OREGON,

County of Klamath Jackson } ss.
 September 29, 1989

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

Personally appeared the above named
 Winfred N. Oliver and Betty L. Oliver

and acknowledged the foregoing instru-
 ment as their voluntary act and deed.

Before me:
 (OFFICIAL
 SEAL)
 Notary Public for Oregon
 My commission expires: September 2, 1992

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Winfred N. and Betty L. Oliver
 5923 Table Rock Road
 Central Point, OR 97502

GRANTOR'S NAME AND ADDRESS

Albert F. and Patricia M. Naticchioni
 915 Twin View Blvd. - P.O. Box 2232
 Redding, CA 96099

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Albert F. and Patricia M. Naticchioni
 915 Twin View Blvd. - P.O. Box 2232
 Redding, CA 96099

NAME, ADDRESS, ZIP

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

Albert F. and Patricia M. Naticchioni
 915 Twin View Blvd. - P.O. Box 2232
 Redding, CA 96099

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
 ment 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/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

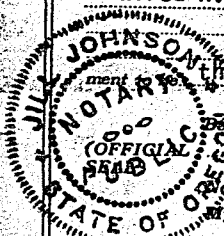
NAME

TITLE

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

89 OCT 2 PM 3 33



Winifred W. Oliver and Betty L. Oliver

1. Terms and provisions of appurtenant easement as set forth in Easement, dated December 20, 1957 and recorded January 7, 1958 in Volume 296 at page 533, Deed Records of Klamath County, Oregon, from the City of Merrill to Jerald L. Murphy et ux, for the purpose of maintaining an existing dwelling house.

2. Subject to the terms and provisions of that certain Order Establishing Boundary, dated September 9, 1980, Klamath County Circuit Court, file No. 78-202-L, wherein Daniel P. Hartley et ux is Plaintiff and Winfred N. Oliver et ux, Defendant, to wit: IT IS HEREBY ORDERED that the boundary between the Plaintiffs' and the Defendants' properties has been established by clear and convincing proof to be the following:

"The old fence line claimed by Plaintiffs beginning at the Northerly end of Lot 6 and proceeding South along said fence line to the North Wall of a garage; then proceeding Westerly to the edge of a cement slab and proceeding Southerly along said edge to the cement slab to the end of said slab, then proceeding East along the edge of said cement slab to the true line as determined by a survey and then proceeding Southerly in a straight line to public right of way."

3. Subject to the building encroachment being 0.6 feet, more or less, onto alley to the East as disclosed by site certification done August 31, 1989 by Adkins Consulting Engineers, Inc.

4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof

5. Grantee accepts title as specifically set forth in this deed based upon their own opportunity to inspect and is not relying upon any disclosures or nondisclosures of Grantors or their representatives, attorney, or agents.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co.
of Oct. A.D., 19 89 at 3:33 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 18528

FEE \$13.00

On Page 18538
 Evelyn Biehn County Clerk

By Quintess Miller County Clerk

(S) (U)

STATE OF OREGON.

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