

KNOW ALL MEN BY THESE PRESENTS, That MARIE SANTANGELO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN E. RIMER & ANNETTE G. RUSSELL, not as tenants in common but with right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 748 in Block 117, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3809-33DB-7400

Subject to: City lien in favor of the City of Klamath Falls. Improvement unit #295, Card No. 394. Buyers herein agree to assume said City lien.

MOUNTAIN TITLE COMPANY

"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 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 \$ 24,000.00. However, the actual consideration consists of the consideration for the grant of the premises, which is the purchase price of the property, and the consideration for the grant of the premises, which is the purchase price of the property, and the consideration for the grant of the premises, which is the purchase price of the property.

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 10th day of April, 19 90; 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.

Marie Santangelo
Marie Santangelo

STATE OF ~~OREGON~~, TEXAS
County of Cameron, ss.
April 10, 19 90
Personally appeared the above named Marie Santangelo

STATE OF OREGON, County of _____, ss.
_____ 19 ____
~~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.~~

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

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

Before me: Virginia Rege
(OFFICIAL SEAL)
Notary Public for Texas
My commission expires: _____

Grantor	<u>Marie Santangelo</u> P.O. Box 2070 Klamath Falls, OR 97601
Grantees Name and Address	<u>Marvin E. Rimer & Annette G. Russell</u> 2260 Applegate Klamath Falls, OR 96701
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STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 13th day of April, 19 90, at 11:55 o'clock A.M., and recorded in book M90 on page 6954 or as file/reel number 13547, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Orlinda Mullendore Deputy

Fee: \$28.00

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