21841

No. 631—WARRANTY DEED (Individual or Corporate).

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18485

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Helen L. Giovannini and Albino Giovannini

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Beverly L. Howell Carolina K. Alexander Linda K. Hutcheson Helen L. Giovannini, Albino Giovannini, 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:

The Northwesterly one-half of Tract 8, Homedale, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Tract 8, Homedale; thence, Northeasterly along the Northwesterly line of said Tract 8, Homedale; distance of 300 feet, more or less, to the Northeasterly line of said Tract 8; Thence, Southeasterly along the Northeasterly line of said Tract 8 a distance of 90.75 feet to a point; Thence, at right angles and parallel to the Northwesterly line of said Tract 8 a distance of 300 feet, more or less, to the Southwesterly line of said Tract 8; Thence, at right angles Northwesterly on the Southwesterly line of said Tract 8, 90.75 feet, more or less, to the point of beginning, in Klamath County, Oregon, Subject to: Contract and/or lien for irrigation and/or drainage and easements and rights of way of record and those apparent on the land.

(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

\* with the right of survivorship

Re-Recorded to add Grantees names — H. G.

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 $ love & affection ⊙However, the actual consideration consists of or includes other property or value given or promised which is part of 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 5th day of August, 1990; 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.

*Helen L. Giovannini*
*Albino Giovannini*

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

STATE OF OREGON, County of Klamath )ss.
5th day of August, 19 90

Personally appeared the above named
Helen L. Giovannini and
Albino Giovannini
and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me:
*Geette L Baker*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-21-93

Helen L. Giovannini
5162 Walton Drive
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Albino Giovannini
5162 Walton Drive
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Helen L. Giovannini
5162 Walton Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Helen L. & Albino Giovannini
5162 Walton Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath )ss.

I certify that the within instrument was received for record on the 6th day of August, 19 90, at 10:11 o'clock AM., and recorded in book/reel/volume No. M90 on page 15589 or as fee/file/instrument/microfilm/reception No. 18485, Record of Deeds of said county.
Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk
NAME          TITLE

By *Pauline Mullendoe* Deputy

Fee $28.00     INDEXED

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