

23159

MTC #24559-K

WARRANTY DEED

Vol. m90 Page 23788KNOW ALL MEN BY THESE PRESENTS, That NETTA BRITTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN J. ROBUSTELLI and LINDA F. ROBUSTELLI, 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, 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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 all those of record and those apparent to the land 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 \$ 70,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate word(s) (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 28th day of November, 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.

STATE OF OREGON,)
County of Klamath) ss.
November 30, 19 90

Netta Britton
Netta Britton

Personally appeared the above named _____
Netta Britton

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

Before me, _____

Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

Netta Britton
5301 Bel Aire Dr.
Klamath Falls, Or 97603

GRANTOR'S NAME AND ADDRESS

John J. Robustelli & Linda F. Robustelli
P. O. Box 844
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

AFTER RECEIVING RETURN TO:

John J. Robustelli & Linda F. Robustelli
P. O. Box 844
Merrill, OR 97633

NAME, ADDRESS, ZIP

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

John J. Robustelli & Linda F. Robustelli
P. O. Box 844
Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC NO: 24559-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Section 31, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Section 31 and running along the Southerly section line, East 2239.94 feet; thence North 30.00 feet to the Northerly right-of-way line of Anderson Road and the point of beginning; thence North 304.67 feet; thence East 460.00 feet; thence South 304.67 feet to the Northerly right-of-way line of Anderson Road; thence, along said right-of-way line, West 460.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Nov. A.D., 19 90 at 2:42 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 23788.

Evelyn Biehn - County Clerk

By Pauline Mulindore

FEE \$33.00