

23766

WARRANTY DEED

Vol. 90 Page 24882

KNOW ALL MEN BY THESE PRESENTS, That LOU ANN M. ANGELI AND JEAN MORRISON KESTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ITALO G. DURIGHELLO AND ROBERTA L. DURIGHELLO, 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 REVERSE SIDE OF THIS INSTRUMENT

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 to the land

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 \$ 54,900.00.
~~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 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 30th 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.

California
 STATE OF OREGON,
 County of San Bernardino, ss.
30 November, 19 90.

Lou Ann M. Angeli
 Lou Ann M. Angeli
Jean Morrison Kester
 Jean Morrison Kester

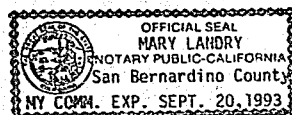
Personally appeared the above named _____

Lou Ann M. Angeli

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

Before me:

Mary Landry
 Notary Public for California
 My commission expires: Sept 20, 1993



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)

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 _____ on page _____ or as

file/roll number _____.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

SPACE RESERVED

FOR

RECORDERS USE

Lou Ann M. Angeli
4793 Mayfield Ave
San Bernardino, CA 92407
 GRANTOR'S NAME AND ADDRESS
Italo G. & Roberta L. Durigello
4033 Summers Dr.
Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

Any further return to:
Klamath Just Federal
540 Main St
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

Recording Officer

By _____ Deputy

24883

MTC NO: 24580

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Summers Lane with the intersection of the Northerly right of way line of Bristol Avenue; thence East along the Northerly right of way line of Bristol Avenue, 284.6 feet, more or less, to the Southwest corner of property described in Volume 250, page 106, Deed Records of Klamath County, Oregon; thence North along the West line of said property 181.5 feet, more or less, to the Southerly right of way line of the U.S.R.S. A-3-C Lateral; thence Westerly along said right of way line to the Easterly right of way of Summers Lane; thence South along said right of way of Summers Lane to the point of beginning.

Tax Account No: 3909 011CB 07000

STATE OF ARIZONA

) SS.

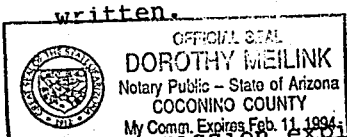
COUNTY OF COCONINO

Be it remembered, that on this 3rd day of December, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Jean Morrison Kester

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Dorothy Meilink
Dorothy Meilink, Notary Public

My commission expires: 2-11-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 14th day
of Dec. A.D., 19 90 at 4:02 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 24882
By Evelyn Biehn County Clerk
By Dorothy Meilink

FEE \$33.00