

27547

MTC 25009

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL NELLO PIERUCCINI and DIANE KAY MUSGROVE, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. CAWYER and BETTE J. CAWYER, 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:

Lot 10, Block 2, PELICAN CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 apparent upon the land, if any, as 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 \$ 28,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 25th day of March, 1991; 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. March 22, 1991

MICHAEL NELLO PIERUCCINI

DIANE KAY MUSGROVE

Personally appeared the above named MICHAEL NELLO PIERUCCINI and DIANE KAY MUSGROVE

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

Before me, Notary Public for Oregon, Colorado My commission expires: 1/26/94

STATE OF OREGON, County of Adair ss. The foregoing instrument was acknowledged before me this 25th day of March, 1991, by DIANE KAY MUSGROVE, president, and by secretary of corporation, on behalf of the corporation

Notary Public for Oregon My commission expires: 3-17-92 (SEAL)

MICHAEL NELLO PIERUCCINI and DIANE KAY MUSGROVE P.O. BOX 1138 4967 RIVERFRONT PL. GREELEY, CO 80632 BOISE, IDAHO 83703

GRANTOR'S NAME AND ADDRESS JOHN W. CAWYER and BETTE J. CAWYER 3628 LAKEPORT KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS JOHN W. CAWYER and BETTE J. CAWYER 3628 LAKEPORT KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: JOHN W. CAWYER and BETTE J. CAWYER 3628 LAKEPORT KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 1991, at 1:44 o'clock P.M., and recorded in book M91 on page 5624 or as file/reel number 27547, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Patricia Mendenhall Deputy

Fee \$28.00