

1-1-74

31532

WARRANTY DEED

Vol. 91 Page 12805

KNOW ALL MEN BY THESE PRESENTS, That HARRY G. CHILDERS and BARBARA L. CHILDERS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDERICK CRISCUOLO and BARBARA A. CRISCUOLO, 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, 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:

Lot 13, Block 15, Oregon Shores Subdivision, Tract No. 1053, County of Klamath, State of Oregon.

Subject to reservations and restrictions of record 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 except as hereinabove set forth;

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 \$9,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See QRS 93.020.)

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 17 day of July, 1979; 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.

(If executed by a corporation, affix corporate seal)

Harry G. Childers
Barbara L. Childers

STATE OF OREGON, }
County of Klamath. } ss.
17, 1979.

Personally appeared the above named HARRY G. CHILDERS and BARBARA L. CHILDERS, husband and wife,

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

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: 1/4/83

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____, 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: _____

HARRY G. CHILDERS and BARBARA L. CHILDERS

GRANTOR'S NAME AND ADDRESS

FREDERICK CRISCUOLO and BARBARA A. CRISCUOLO

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mrs. Mrs. Frederick Criscuolo
7638 Sandalwood N.W.
Albuquerque, New Mexico 87120
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
FREDERICK CRISCUOLO and BARBARA A. CRISCUOLO

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of July, 19 91, at 3:15 o'clock P.M., and recorded in book M91 on page 12805 or as file/reel number 31532, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Caroline M. Mulender* Deputy

Fee \$28.00

31 JUL 2 1983

5800