

31682

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD J. RAGONE and MELIA E. RAGONE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN E. RIMER, 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:

Lots 9, 10, 23 and 24 of Roselawn, a Subdivision of Block 70, Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 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 \$ 36,000.00

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 28 day of June, 19 91; 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, Washington)
County of Clatsop) ss.
June 28, 19 91.

X Richard J. Ragone
RICHARD J. RAGONE
X Melia E. Ragone
MELIA E. RAGONE

Personally appeared the above named RICHARD J. RAGONE
MELIA E. RAGONE

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

Before me, [Signature]
Notary Public for Oregon Washington
My commission expires: 11-19-92

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)

RICHARD J. RAGONE and MELIA E. RAGONE
305 HI CREST DRIVE
AUBURN, WA 98001

GRANTOR'S NAME AND ADDRESS

MARVIN E. RIMER
701 ROSEWAY
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
MARVIN E. RIMER
701 ROSEWAY
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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

MARVIN E. RIMER
701 ROSEWAY
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 9th day of July, 19 91, at 2:14 o'clock P.M., and recorded in book M91 on page 13259 or as file/reel number 31682.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDERS USE

Evelyn Biehn, county Clerk

Recording Officer

By Pauline Munn Deputy

Fee \$28.00