

32119

MTC 25856

WARRANTY DEED

Vol. m91 Page 14050

KNOW ALL MEN BY THESE PRESENTS, That VICTOR SANTANGELO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA L. SMITH, 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 in Block 45 of HILLSIDE ADDITION to the City of Klamath Falls, 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 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 \$ 82,000.00. ~~However, the actual consideration consists of or includes other property or interest in property 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 18 day of July, 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, )  
County of Klamath ) ss.  
JULY 18, 19 91

*Victor Santangelo*  
Victor Santangelo

Personally appeared the above named \_\_\_\_\_

VICTOR SANTANGELO

\_\_\_\_\_ and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

*Donald Abge*  
Notary Public for Oregon  
My commission expires: 4/24/93

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)

SANTANGELO	
GRANTOR'S NAME AND ADDRESS	
SMITH	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	KFFSL
	540 MAIN
	KFO
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
SMITH	
NAME, ADDRESS, ZIP	

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 19 91, at 11:47 o'clock A.M., and recorded in book M91 on page 14050 or as file/reel number 32119.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Pauline M. Muelster* Deputy

Fee \$28.00