

35669

MTC 26019 N/A

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DePRATO and MAE DePRATO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREG HOBBS 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 7, Block 3, TRACT 1046, ROUND LAKE ESTATES, 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 all those of record and those apparent to the land as of 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 \$ 4,000.00

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 7th day of October, 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)
10-7, 1991 ss.

Personally appeared the above named
Phillip DePrato and Mae DePrato

Phillip DePrato
MAE DEPRATO

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

Before me: Nancy M. Minnie
Notary Public for Oregon
My commission expires: 6-8-92

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)

PHILLIP DEPRATO
426 McLean
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Greg Hobbs
2445 Lindley Way
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 8th
day of Oct., 1991,
at 9:32 o'clock A.M. and recorded
in book M91 on page 20822 or as
file/reel number 35669

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Doreen Mueller, Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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