

37047

WARRANTY DEED

Vol. m91 Page 23324

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DEPRATO and MAE DEPRATO, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. A. TONY BOTTING, 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 1, Block 2, 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 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 \$ 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 5th day of November, 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.
November 5, 19 91

Phillip DePrato
PHILLIP DEPRATO

Mae DePrato
MAE DEPRATO

Personally appeared the above named _____
PHILLIP DEPRATO
MAE DEPRATO

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

Before me:

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 and MAE DEPRATO

P. O. BOX 390-438

ANZA, CA 92539

GRANTOR'S NAME AND ADDRESS

W. A. TONY BOTTING

124 SO. 11TH STREET

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

W. A. TONY BOTTING

124 SO. 11TH STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

W. A. TONY BOTTING

124 SO. 11TH STREET

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 6th

day of Nov., 19 91,

at 3:07 o'clock P. M., and recorded in

book M91 on page 23324 or as

file/reel number 37047,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mulholland Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

91 NOV 5 PM 3 07