

39675

26740

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
FRANK J. SANCHIETTI and VICTORIA E. SAHAGUN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES PRESSLEY JR. and TERRY O'NEIL, 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 11 in Block 1, RAINBOW PARK on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed dated October 17, 1985 and recorded November 4, 1985 in Volume M85, page 17889 and rerecorded on December 5, 1985 in Volume M85, page 19870, Microfilm Records of Klamath County, Oregon, wherein the beneficiary is Joseph W. Whiteside. The above grantor's do hereby agree to assume and pay in full and to hold the sellers harmless therefrom.

"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 \$ 30,000.00

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 16 day of January, 19 92; 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 California,  
County of San Diego, ss.  
6 - January, 19 91.

FRANK J. SANCHIETTI  
VICTORIA E. SAHAGUN

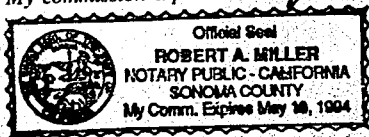
Personally appeared the above named  
FRANK J. SANCHIETTI  
VICTORIA E. SAHAGUN

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

Before me:

Notary Public for Oregon

My commission expires: May 10, 1994



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

FRANK J. SANCHIETTI and VICTORIA E. SAHAGUN  
203 MEXICAN FLG. WAY  
SONOMA, CA 95476

GRANTOR'S NAME AND ADDRESS  
JIM PRESSLEY and TERRY O'NEIL  
357 KAREN WAY  
TIBERON, CA 94920

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
JIM PRESSLEY and TERRY O'NEIL  
357 KAREN WAY  
TIBERON, CA 94920

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

JIM PRESSLEY and TERRY O'NEIL  
357 KAREN WAY  
TIBERON, CA 94920  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 10th day of Jan., 19 92, at 2:04 o'clock P.M., and recorded in book N92 on page 608 or as file/reel number 39675.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullendorp Deputy

Fee \$28.00