45789 MTC 26885-MK

WARRANTY DEED

Vol. M92 Page 12283

KNOW ALL MEN BY THESE PRESENTS, That MIKE J. CAUDILL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN B. COLADONATO and DAWN M. COLADONATO, husband and wife, *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:*

Parcel 2 of Major Land Partition 56-91, being a portion of the S 1/2 NW 1/4 of Section 27, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject to: Recorded Trust Deed, in favor of Gienger Investments, Recorded January 7, 1992 in Vol. M92, Page 374. Grantee herein does not agree to assume nor pay in full and Grantor will hold Grantee harmless therefrom.

'92 JUN 5 PM 3 05

CONTINENTAL TITLE COMPANY

"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 $ 16,100.00 ~~[illegible] (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 6th *day of* April, *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.*

Mike J. Caudill

MIKE J. CAUDILL

STATE OF ~~OREGON~~, CALIFORNIA)
County of RIVERSIDE) *ss.*
APRIL 6, *19* 92.

Personally appeared the above named MIKE J. CAUDILL *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: M. G. Marrujo
Notary Public for Oregon
My commission expires: 6-19-95

OFFICIAL NOTARY SEAL
ML G. MARRUJO
Notary Public — California
RIVERSIDE COUNTY
My Comm. Expires JUN 19,1995

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)*

~~MIKE J. CAUDILL~~
~~33815 WOODY LANE~~
~~YUCAIPA, CA 92399~~
GRANTOR'S NAME AND ADDRESS

JOHN B. COLADONATO and DAWN M. COLADONATO
~~1163 FAIRWAY LANE~~
~~CALIMESA, CA 92320~~
GRANTEE'S NAME AND ADDRESS

After recording return to:
JOHN B. COLADONATO and DAWN M. COLADONATO
~~1163 FAIRWAY LANE~~
~~CALIMESA, CA 92320~~
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
JOHN B. COLADONATO and DAWN M. COLADONATO
1163 FAIRWAY LANE
CALIMESA, CA 92320
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 5th *day of* June, *19* 92, *at* 3:05 *o'clock* P. *M., and recorded in book* M92 *on page* 12283 *or as file/reel number* 45789, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By [illegible] *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY
MOUNTAIN TITLE COMPANY