

WARRANTY DEED

UTC 29715-KR

KNOW ALL MEN BY THESE PRESENTS, That

EMMY E. WELSH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WARREN B. SCHIFINI and JOANNE M. SCHIFINI, 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:

The E 1/2 of the NW 1/4 of the SW 1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

## MOUNTAIN 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 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 \$ 18,500.00

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 16th day of April, 19 93; 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.

April 19 93

Personally appeared the above named

EMMY E. WELSH

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)



EMMY E. WELSH

2612 BERKELEY ST.

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

WARREN B. SCHIFINI and JOANNE M. SCHIFINI

1104 CURTIS ST.

ALBANY, CA 94706

GRANTEE'S NAME AND ADDRESS

Atty. reviewing return to

WARREN B. SCHIFINI and JOANNE M. SCHIFINI

1104 CURTIS ST.

ALBANY, CA 94706

NAME, ADDRESS, ZIP

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

WARREN B. SCHIFINI and JOANNE M. SCHIFINI

1104 CURTIS ST.

ALBANY, CA 94706

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of April, 19 93, at 1:53 o'clock P.M. and recorded in book M93 on page 8724 or as file/reel number 60431.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$30.00