

63898

WARRANTY DEED

Vol. m93 Page 15619

KNOW ALL MEN BY THESE PRESENTS, That Donald L. Cabitto, Jr. and Ida Cabitto

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry Charlotte Herrick, 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:

~~PLEASE SEE REVERSE SIDE OF THIS DOCUMENT~~

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.

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 \$ 62,000.00 .

In Witness Whereof, the grantor has executed this instrument this 30th day of June, 1993; 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
June 30 19 93

Donald L. Cabitto, Jr.

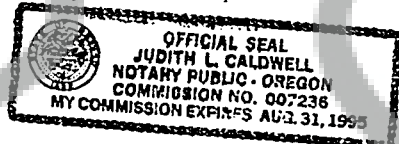
Personally appeared the above named _____
Donald L. Cabitto, Jr. and
Ida Cabitto

Ida Cabitto

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

Before me: Judith Halden
Notary Public for Oregon
My commission expires: 8-31-95

STATE OF OREGON, County of _____, ss. _____
 The foregoing instrument was acknowledged before me this _____
 _____, 19____, by _____
 _____, president, and by _____
 _____, secretary of _____



Notary Public for Oregon _____
My commission expires _____ (SEE-AL)

Donald L. Cabitto, Jr.
Ida Cabitto
C/O KFFSL

Jerry Charlotte Herrick
C/O KFFSL

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

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2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of _____ ss.

County of _____
 I certify that the within instrument was
 received for record on the _____
 day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file reel number _____
 Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

A tract of land situated in Tract 2A "HOMEDALE" subdivision in Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 118.64 feet; thence North 24 degrees 38' 57" East a distance of 78.97 feet; thence South 65 degrees 21' 03" East a distance of 90.03 feet to a point on the East line of said Tract 2A, also being the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road a distance of 65.69 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 30th day
of June A.D. 19 93 at 1:38 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 15619

FEE \$35.00

Evelyn Biehn, County Clerk

By [Signature]