

OK 63928

WARRANTY DEED

Vol. 1396-6436 Page 15669

KNOW ALL MEN BY THESE PRESENTS, That David J. Davis and Norma B. Davis, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald Cabbitto and Ida Cabbitto, husband and wife, and Donald L. Cabbitto, Jr. not as tenants in common but with the right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

See Exhibit A, attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except easements, restrictions, rights of way of record and those apparent on the land.

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 \$ 48,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ~~Δ~~, if not applicable, should be deleted. 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 15th day of July, 19 88; 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.

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.

STATE OF OREGON,)
County of Klamath) ss.
July 15, 19 88

STATE OF OREGON, County of) ss.
July 15, 19 88

Personally appeared _____, who, being duly sworn,

Personally appeared the above named David J. Davis and Norma B. Davis

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kristina K. Keld

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

David J. Davis and Norma B. Davis
6703 Eberlein
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Donald Cabbitto and Ida Cabbitto and
Donald L. Cabbitto, Jr.
3226 Homedale #1, Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

IDA & DONALD CABBITTO, JR.
3226 Homedale #1
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Donald Cabbitto and Ida Cabbitto and
Donald L. Cabbitto, Jr.
3226 Homedale #1, K Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) 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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By _____ Deputy

15670

Order No.: 20005-K

EXHIBIT "A"
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.

Tax Account No.: 3909 011AB 00800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of July A.D., 19 93 at 9:08 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 15669.

Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00

EXHIBIT A

WARRANTY DEED