

69789

10-15-93P03:39 RCVD



WARRANTY DEED

Vol. 93 Page 27050

ASPEN TITLE & ESCROW, INC. #01040675

AFTER RECORDING RETURN TO:
Mr. and Mrs. James J. Mastroianni
3630 Grenada Way
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RONALD L. YOUNG, SR. and JEANNE R. YOUNG, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES J. MASTROIANNI
and MELISSA MASTROIANNI, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 15 in Block 1, FOURTH ADDITION TO SUNSET VILLAGE, in the
County of Klamath, State of Oregon.

Code 41, Map 3909-12BC, Tax Lot 8400.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

- 1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land.
- 2) Trust Deed, including the terms and provisions thereof,
recorded October 21, 1983, in Book M-83, page 18294, Mortgage
Records of Klamath County, Oregon, in favor of State of Oregon
by and through the Director of Veterans' Affairs, which Trust
Deed the Grantees herein do not agree to assume and pay and
Grantors hold Grantees harmless therefrom.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$76,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of October, 1993.

Ronald L. Young, Sr.
RONALD L. YOUNG, SR.

Jeanne R. Young
JEANNE R. YOUNG

STATE OF NEW MEXICO, County of Bernalillo) ss.

On October 14, 1993, personally appeared the above named
RONALD L. YOUNG, SR. and JEANNE R. YOUNG and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Jay A. Moseley
Notary Public for New Mexico
My Commission Expires: 9.8.96



OFFICIAL SEAL
JUDY A. MOSELEY
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 9.8.96

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of Aspen Title co
of Oct. A.D., 19 93 at 3:39 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 27050

FEE \$35.00

Evelyn Biehn . County Clerk

By Charles M. Mendenhall

APPLICANT'S CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 RECORDS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
 APPLICANT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND

...the owner of the above described

1. The following information is being furnished to you for your information only. It is not to be used for any other purpose.

...and ...
...including the terms and provisions thereof.
...Book #83, page 1829A. No force
...in favor of state or Oregon
...which first
...to assume and pay and

And before the same against all persons who may

[illegible]

...the context in which the text is used and where the text is used. The text is used in the context of the text and the text is used in the context of the text.

1. The first of these is the fact that the Commission has not yet received the information requested by the Commission in its letter of 10 October 1994.

LEWNE R. YOUNG

100, copy of DeWitt
The above appears in the above named
and HEARNES E. YOUNG and known as the
to be in the library and used

Handwritten: *Handwritten*
 Stamped: *Handwritten*
 Stamped: *Handwritten*

NOTARY PUBLIC - STATE OF
INDIANA Bond Filed with Secretary of State

JUDY A. MOSELEY

OFFICIAL SEAL

My Commission Expires _____