

81860

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Gilda R. Calvi

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James E. Calvi, 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:

The South 85 feet of Lot 14 of Fair Acres Subdivision No. 1, according to the official plat thereof, more particularly described as follows:

Beginning at the Southwest corner of said Lot 14; thence North along the East line of Wiard Street, 85 feet; thence East at right angles to Wiard Street, 313 feet to the East line of said lot; thence South along said East line, 85 feet to the Southeast corner thereof; thence West at right angles to Wiard Street, 313 feet to the place of beginning.

(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 reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts 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 \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is a whole or part of the consideration (indicate which). (The sentence between the symbols ©, 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 10th day of May, 19 94; 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~~, OHIO

County of Ashtabula  
May 10, 19 94

Personally appeared the above named Gilda R. Calvi

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

Before me: Robert Joseph Wickett

Notary Public for Oregon  
My commission expires:

ROBERT JOSEPH WICKETT  
Notary Public, STATE OF OHIO  
My Commission Expires May 4, 1996  
Recorded in Lake County

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 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.

Before me:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Gilda R. Calvi  
4534 Lake Rd E Lot 66  
Geneva, OH 44041

GRANTOR'S NAME AND ADDRESS

James E. Calvi  
P O Box 792  
Troy MT 59935

GRANTEE'S NAME AND ADDRESS

James E. Calvi  
P O Box 792  
Troy MT 59935

NAME, ADDRESS, ZIP

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

James E. Calvi  
P O Box 792  
Troy, MT 59935

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of May, 19 94, at 10:00 o'clock A.M., and recorded in book/reel/volume No. M94 on page 17048 or as fee/file/instrument/microfilm/reception No. 81860 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mullins Deputy

Fee \$30.00