

94177

01-27-95P03:32 RCVD

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1995 Page 2026

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

THE NE 1/4 OF THE SW 1/4 OF SECTION 24, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 28,000.00

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 27 day of December, 1994, 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.

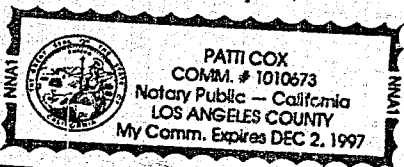
CALIFORNIA  
STATE OF OREGON,  
County of Los Angeles, ss.  
December 27, 1994.

Personally appeared the above named  
LEVINA JANE FANGANIELLO

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

Before me:

Notary Public for Oregon CALIFORNIA  
My commission expires:



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)

LEVINA JANE FANGANIELLO  
7742 DAY STREET  
TUCUNGA, CA 91042

DAVE GAMBEE  
155 W. 3RD STREET, #203  
TEMPE, AZ 85281

After recording return to:  
DAVE GAMBEE  
155 W. 3RD STREET, #203  
TEMPE, AZ 85281

NAME, ADDRESS, ZIP

DAVE GAMBEE  
155 W. 3RD STREET, #203  
TEMPE, AZ 85281

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 27th day of Jan, 19 95, at 3:32 o'clock P. M., and recorded in book 1995, or page 2026, or as filed number 94177. Record of Deeds of said County. Witness my hand and seal of County affixed.

Bernetha G. Letach, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY