

MTC 34808 MS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

CRAIG B. ROBINETTE and

TERRI A. ROBINETTE

hereinafter called the grantor, for

the consideration hereinafter stated, to grantor paid by

JAMES R. MIGLIACCIO and

ANN V. MIGLIACCIO, husband and wife

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:

LOT 4 IN BLOCK 2 OF PINE GROVE PONDEROSA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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

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 \$ 166,500.00

~~ALL OTHER ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, TAXES, LIENS, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS, ARE HEREBY RELEASED AND WAIVED BY THE GRANTOR TO THE GRANTEE.~~

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 3rd day of MARCH, 19 95; 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 KlamathMarch 3, 19 95

Personally appeared the above named

CRAIG B. ROBINETTE

TERRI A. ROBINETTE

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

Before me, Mary Ann Stuart

Notary Public for Oregon

My commission expires: 12/20/98

CRAIG B. ROBINETTE and TERRI A. ROBINETTE

P.O. BOX 505

MERRILL, OR 97633

GRANTEE'S NAME AND ADDRESS

JAMES R. MIGLIACCIO and ANN V. MIGLIACCIO

3636 PINE TREE DRIVE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

JAMES R. MIGLIACCIO and ANN V. MIGLIACCIO

3636 PINE TREE DRIVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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: _____

(SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 6thday of March, 19 95,at 10:45 o'clock A M., and recordedin book M95 on page 4895 or asfile/reel number 95767,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By Dorinda Mueller Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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