

10425

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After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

95 DEC 12 AM 11:16

KEY TITLE NO: K-48637
ESCROW NO: 27-23943
TAX ACCT. NO: 142410 & 142429
MAP NO:

GRANTEE'S NAME AND ADDRESS:

DAVID CARL WINKLER
4882 LANCASTER DRIVE NE, #124
SALEM, OR 97305

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MICHELE D'ELICIO and SANDRA J. D'ELICIO Grantor,

conveys and warrants to:

DAVID CARL WINKLER and KATHLEEN MAE WINKLER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true consideration for this conveyance is \$11,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 28th day of November, 1995.

GRANTOR(S):

Michele D'Elicio
MICHELE D'ELICIO

Sandra J. D'Elicio
SANDRA J. D'ELICIO

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 1995,
by MICHELE D'ELICIO and SANDRA J. D'ELICIO

My commission expires: _____

Notary Public for Oregon

California Loose Acknowledgement
form attached per California
Law.

EXHIBIT "A"

LOTS 16 AND 17 IN BLOCK 12 OF SUN FOREST ESTATES, TRACT 1060,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

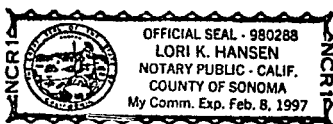
1. TRANSMISSION LINE EASEMENT DATED SEPTEMBER 13, 1951 AND RECORDED
OCTOBER 9, 1951 IN VOLUME 250, PAGE 282, DEED RECORDS OF KLAMATH
COUNTY, OREGON.
2. EASEMENT DATED JUNE 12, 1972 AND RECORDED JUNE 30, 1972 IN
VOLUME M72, PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON THE PLAT OF
SUN FOREST ESTATES, TRACT 1060.
4. ARTICLES OF ASSOCIATION OF SUN FOREST ESTATES PROPERTY OWNERS
DATED SEPTEMBER 7, 1972 AND RECORDED SEPTEMBER 10, 1972, IN
VOLUME M72, PAGE 10581, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. BUILDING AND USE RESTRICTIONS FOR SUN FOREST ESTATES DATED MAY 8,
1972 AND RECORDED SEPTEMBER 10, 1972 IN VOLUME M72, PAGE 10585,
DEED RECORDS OF KLAMATH COUNTY, OREGON.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Sonoma

On 11.28.95 before me, Lori K. Hansen, Notary Public
DATE NAME, TITLE OF OFFICER / E.G., "JANE DOE" NOTARY PUBLIC
 personally appeared michele D'Elicio & Sandra J. D'Elicio
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lori K. Hansen
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUALS
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

11.28.95
DATE OF DOCUMENT

None
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 12th day
 of December A.D., 19 95 at 11:16 o'clock A.M., and duly recorded in Vol. M95
 of Deeds on Page 33842

FEE \$40.00

Bernetha G. Letsch, County Clerk
 By C. Russell