

11656

Vol. 1196 Page 670
STATE OF OREGON

WHEN RECORDED MAIL TO:

J. Anthony Giacomini
706 Main Street
Klamath Falls, OR 97601

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

MAIL TAX STATEMENTS TO:

J. ANTHONY GIACOMINI
706 MAIN STREET
KLAMATH FALLS, OR 97601

By _____ Title
Deputy

WARRANTY DEED

SYDNEY K. GIACOMINI, Grantor, conveys and warrants to J. ANTHONY GIACOMINI, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

ALL OF GRANTOR'S INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON, TO-WIT:

PARCEL 1: Lots 5, 6, 7 and 8, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 39 S., Range 10, EWM, Except rights of way for roads, ditches and canals, and including reservoir sites, and EXCEPT that portion conveyed to the United States of America for right of way purposes in Vol. 37 on page 315, Deed Records and EXCEPT the following described tract:

All that portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 39 S. Range 10 EWM, lying Northwesterly of the Crystal Springs Road and Easterly of the existing irrigation canal.

All that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 39 S., Range 10, EWM, lying Southeasterly of the Crystal Springs Road.

PARCEL 2: All that portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 39 South, Range 10 EWM, lying Northwesterly of the of the Crystal Springs Road and Easterly of the existing irrigation canal.

PARCEL 3: That part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 41 South, Range 11 EWM described in Deeds recorded in Vol. M-68, page 2523, and M-71, page 11983, less land described in Deed recorded in Vol. M-80, page 19627; all Deed Records of Klamath County, Oregon.

PARCEL 4: SE $\frac{1}{4}$ NE $\frac{1}{4}$, less one acre on the Northwest corner and further excepting therefrom 4 acres, more or less, described in Deed recorded in Book 81, page 574, Deed Records of Klamath County, Oregon, in Section 6, Township 41 South, Range 11, EWM.

PARCEL 5: SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$; South 30 acres of SW $\frac{1}{4}$ NW $\frac{1}{4}$, SAVING AND EXCEPTING THEREFROM that portion in the U.S.R.S. Main Canal, and any portion lying Southerly of the Northerly line of the Great Northern Railroad in Section 5, Township 41, South, Range 11 EWM.

PARCEL 6: NE $\frac{1}{4}$ SW $\frac{1}{4}$ and all that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lots 3 and 4 lying South and West of the Crater Lake Highway in Section 6, Township 33 South, Range 7 $\frac{1}{2}$ EWM, and further excepting any portion deeded to State of Oregon, Department of Transportation in Deed Vol. M-91, page 5313, Records of Klamath County, Oregon.

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.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO THE GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. ESTATE PLANNING.

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

DATED: December 27, 1995.

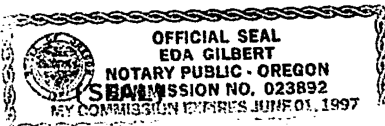
Sydney K. Giacomini
Sydney K. Giacomini

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this January 5, 1996, personally appeared the above named SYDNEY K. GIACOMINI and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Eda Gilbert
Notary Public for Oregon
My Commission expires: 6-1-97



Warranty Deed - Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Anthony Giacomini the 9th day of Jan A.D., 19 96 at 10:25 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 670.

FEE \$35.00

By Bernetha G. Leach County Clerk