

2:1064

NTC 38410

WARRANTY DEED

Vol. 1916 Page 20374



KNOW ALL MEN BY THESE PRESENTS, That ALBERT A. WAINWRIGHT AND MARY ELLEN WAINWRIGHT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS T. DEGAETANO

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Tract No. 100  
Lot 149 in Block 1 of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and apparent to the land

and that grantor will warrant and forever defend the 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 \$7,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of July, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 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.

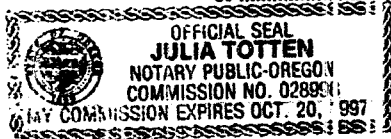
Albert A. Wainwright  
Albert A. Wainwright

Mary Ellen Wainwright  
Mary Ellen Wainwright

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on this 1st day of July, 1996, by Albert A. Wainwright and Mary Ellen Wainwright.  
This instrument was acknowledged before me on this 1st day of July, 1996, by

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Notary Public for Oregon

My commission expires \_\_\_\_\_

ALBERT A. & MARY E. WAINWRIGHT  
430 SW FAIRGROUNDS RD.  
MADRAS, OR 97741

Grantor's Name and Address  
LOUIS T. DEGAETANO  
60459 UNATILLA CIRCLE  
BEND, OR 97702

Grantee's Name and Address  
LOUIS T. DEGAETANO  
60459 UNATILLA CIRCLE  
BEND, OR 97702

For recording return to (Name, Address, Zip):  
LOUIS T. DEGAETANO  
60459 UNATILLA CIRCLE  
BEND, OR 97702  
If all requested otherwise send all tax statements to (Name, Address, Zip):  
LOUIS T. DEGAETANO  
60459 UNATILLA CIRCLE  
BEND, OR 97702

SPACE RESERVED  
FOR  
RECORDING USE

STATE OF OREGON,  
County of Klamath, ss.

I certify that the within instrument was received for record on the 9th day of July, 1996, at 3:55 o'clock P.M., and recorded in book/reel/volume No. 196 on page 20374 and/or as fee/title/instrument/microfilm/reception No. 21064, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE  
By Cheryl Pharaoh, Deputy.

Fee \$30.00

CC: 4-6-96