

NA

34763

WARRANTY DEED

Vol. 1447 Page 8205

KNOW ALL MEN BY THESE PRESENTS, That GEORGE M. CRISTINO, a married man, and BARBARA L. CRISTINO, his wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONTEMAR ASSOCIATES, LTD.

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:

Lots 39 and 40, Block 22, Sprague River Valley Acres, as per plat recorded in records of said county.

Key # R362057 (lot 39)

Key # R362066 (lot 40)

(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 Any and all of public record

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 \$2000.00

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 14th day of March, 1997, 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 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.

George M. Cristino
GEORGE M. CRISTINO

Barbara L. Cristino
BARBARA L. CRISTINO

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on , 19, by

as

of

Notary Public for Oregon

My commission expires

GEORGE M. CRISTINO

12845 PACIFICA RD.

VICTORVILLE, CA 92392

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

MONTEMAR ASSOCIATES, LTD.

Until requested otherwise send all my assignments to (Name, Address, Zip):

P.O. Box 1379
Ashland, OR 97520

MONTEMAR ASSOCIATES, LTD.

P.O. Box 1379

Ashland, OR 97520

STATE OF OREGON,

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/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

SPACE RESERVED
FOR
RECORDER'S USE

3-CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

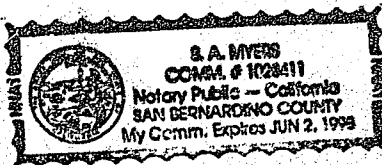
State of CALIFORNIACounty of SAN BERNARDINOOn MARCH 14, 1997 before me, S. A. MYERS

(Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared GEORGE M CRISTINO & BARBARA L CRISTINO

(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.

(Signature of Notary Public)

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

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Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

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Signer Is Representing: _____

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Monte Mar Associates, Ltd. the 21st day
 of March A.D. 19 97 at 1:26 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 8405

FEE

\$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross