

NS

40106

97 JUN 26 P3:44 Vol. 1997 Page 20020



PHILLIP O. DE PRATO JR
2302 1/2 AUTUMN AVE
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
PHILLIP O. SR. AND MAE L. DE PRATO
2302 1/2 AUTUMN AVE
KLAMATH FALLS, OR 97601

AFTER RECORDING, RETURN TO (Name, Address, Zip):
PHILLIP O. DE PRATO
2302 1/2 AUTUMN AVE
KLAMATH FALLS, OR 97601

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO (Name, Address, Zip):
PHILLIP O. SR. AND MAE L. DE PRATO
PO BOX 390438
ANZA, CA 92539

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of June, 1997, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M97 on page 20020 and/or as fee/file/instrument/microfilm/reception No. 40106, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE

By Kristina Rose, Deputy.

Fee \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PHILLIP O. DE PRATO JR.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP O. DE PRATO SR. AND MAE L. DE PRATO hereinafter called 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:

LOT 15 AND THE WEST HALF ONE-HALF OF LOT 14 IN BLOCK 1 OF RIVERVIEW SECOND ADDITION, 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 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 (if no exceptions, so state):

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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ϕ , 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 26 day of JUNE, 1997; if grantor is a corporation, 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.

Phillip O. DePrato Jr.
2302 1/2 AUTUMN AVE
KLAMATH FALLS OR 97601

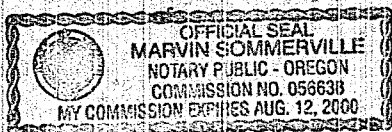
STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on 26 day of JUNE, 1997.

by _____, 19____,

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,



Notary Public for Oregon
My commission expires AUG 12 2000