

42836

MTC 42011-KR Vol. 1197 Page 25488
WARRANTY DEED

CAPITANO FAMILY TRUST,

Grantor(s) hereby grant, bargain, sell and convey to:

KENNETH MOORE and MAUREEN MOORE, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 11,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3130 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 24 day of July, 1997

CAPITANO FAMILY TRUST

BY: Joseph L. Capitano TRUSTEE
JOSEPH L. CAPITANO

BY: Carmela Miller Capitano TRUSTEE
CARMELA MILLER CAPITANO
Miller

STATE OF _____
COUNTY OF _____ SS. 103-24-1324 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. MT42011-KR

Return to:

KENNETH MOORE

3130 FRONT STREET

KLAMATH FALLS, OR 97601

35

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

25489

State of California

County of Los Angeles

On July 24, 1997 before me, Enedina Arias Sutton, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Joseph L. Capitano and Carmela Millie Capitano *****
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.

Enedina Arias Sutton
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: WARRANTY DEED ESCROW #MT42011-KR

Document Date: July 24, 1997 Number of Pages: 10 pages total

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOSEPH L. CAPITANO

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

Signer Is Representing: _____



Signer's Name: CARMELA MILLIE CAPITANO

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

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.
 Filed for record at request of Amerititle the 5th day
 of August A.D., 19 97 at 3:40 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 25488

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross