



50719

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'97 DEC 29 AM 10:08

## STATUTORY WARRANTY DEED

R.M. COLITTI AND BENITA A. COLITTI

conveys and warrants to JOHN FUGATT AND BARBARA FUGATT, HUSBAND AND WIFE, Grantor,  
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND THE WESTERLY 1/2 OF THE  
VACATED ALLEY ADJACENT THERETO, IN BLOCK 3 OF SPRAGUE RIVER, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of  
record, rights of way, and easements of record and those apparent upon the land,  
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 6,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of December 19 07

R.M. Colitti  
R.M. COLITTI

Benita A. Colitti  
BENITA A. COLITTI

California  
STATE OF ~~OREGON~~  
County of Ventura } ss.

BE IT REMEMBERED, That on this 16<sup>th</sup> day of December, 19 97, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
R.M. COLITTI AND BENITA A. COLITTI

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.



Susan E. Odgers  
My Commission expires Aug. 26, 2001 Notary Public for Oregon, Calif.

Title Order No. K-51669  
Escrow No. K51669D

After recording return to:

JOHN FUGATT  
1135 6TH STREET  
HERMOSA BEACH, CA 90254  
Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address.

JOHN FUGATT  
1135 6TH STREET  
HERMOSA BEACH, CA 90254  
Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 29th day of December A.D., 1997  
at 11:08 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 42123

Bernetha G. Letsch, County Clerk

By Kathleen Roes  
Fee, \$30.00 Deputy: