

OK

200 APR 24 AM 11: 22

SPECIAL WARRANTY DEED

Vol M00 Page 13860

KNOW ALL MEN BY THESE PRESENTS, That THOMAS L. MOLATORE

-----, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WARREN L.
GILLETTE -----

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath -----, State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$ of Lot 4, Block 2, THIRD ADDITION TO ALTAMONT ACRES,
according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

SUBJECT TO: See Exhibit "A" attached hereto.

AMERITHILE, has examined this
Instrument by request as an official public notary
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

①However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)
part of the

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

In Witness Whereof, the grantor has executed this instrument this 15 day of December, 19 88;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

x Thomas L. Molatore
THOMAS L. MOLATORE

STATE OF OREGON,)
County of Klamath) ss.
December 15, 19 88

Personally appeared the above named
Thomas L. Molatore

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3-18-92

STATE OF OREGON, County of -----) ss.
-----, 19-----.

Personally appeared ----- and
----- who, being duly sworn,
each for himself and not one for the other, did say that the former is the
----- president and that the latter is the
----- secretary of -----

-----, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

THOMAS L. MOLATORE

GRANTOR'S NAME AND ADDRESS

WARREN L. GILLETTE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Warren L. Gillette
3526 Altamont
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Warren L. Gillette
3526 Altamont
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of -----) ss.

I certify that the within instru-
ment was received for record on the
----- day of -----, 19-----,
at ----- o'clock ----- M., and recorded
in book/reel/volume No.----- on
page ----- or as fee/tile/instru-
ment/microfilm/reception No.-----,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By ----- Deputy

31.00
m

1. Assessments, if any, due to the City of Klamath Falls, for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations, restrictions and easements as contained in Deed recorded May 1931 in Volume 95, page 369, Deed Records of Klamath County, Oregon, to wit:
"Subject to any right of way heretofore conveyed to the U. S. Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject, also to any roads, streets and rights of way for other purposes now existing. Subject, also to operation and maintenance charges or liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties."

5. Real Estate Contract, including the terms and provisions thereof,
Dated: October 24, 1977
Recorded: October 24, 1977
Volume: M77, page 20394, Microfilm Records of Klamath County, Oregon
Vendor: Raymond A. Coulter
Vendee: Stanley W. Clark and Elizabeth A. Clark, husband and wife

The Vendor's interest was assigned by Assignment of Contract and Deed
Dated: March 24, 1978
Recorded: March 24, 1978
Volume: M78, page 5601, Microfilm Records of Klamath County, Oregon

To: ~~Certified Mortgage Company, an Oregon Corporation~~
P-218 B-Crev. 10-5-78
Standard Cover: e Policy Form

The Vendor's interest was assigned by Assignment of Contract and Deed
Dated: March 31, 1978
Recorded: April 4, 1978
Volume: M78, page 6444, Microfilm Records of Klamath County, Oregon
To: Audie Jolliff and Vadie Jolliff, husband and wife

6. Contract, including the terms and provisions thereof,

Dated: October 26, 1978

Recorded: November 2, 1978

Volume: M78, page 24839, Microfilm Records of Klamath County, Oregon

Vendor: Stanley W. Clark and Elizabeth A. Clark, husband and wife

Vendee: Alfred J. Pedro

The Vendee's interest was assigned by Assignment of Contract and Deed

Dated: March 5, 1982

Recorded: March 5, 1982

Volume: M82, page 2823, Microfilm Records of Klamath County, Oregon

To: Warren L. Gillette

7. Real Estate Contract including the terms and provisions thereof,

Dated: March 5, 1982

Recorded: March 5, 1982

Volume: M82, page 2824, Microfilm Records of Klamath County, Oregon

Vendor: Alfred J. Pedro

Vendee: Warren L. Gillette

The Vendor's interest was assigned by Assignment of Contract

Dated: May 21, 1982

Recorded: May 21, 1982

Volume: M82, page 6441, Microfilm Records of Klamath County, Oregon

To: Clifton D. Molatore

State of Oregon, County of Klamath
Recorded 04/24/00, at 11:22 a.m.
In Vol. M00 Page 13866
Linda Smith,
County Clerk Fee \$ 31⁰⁰