

83113

Aspen

TITLE & ESCROW, INC. Vol. M88 Page 49
WARRANTY DEED (INDIVIDUAL)

LeRoy Gienger

convey(s) to C. John Bianchi

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

The S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 35 South, Range 10 east of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, as disclosed by instrument recorded March 26, 1950 in Deed Volume 298 at page 291, Records of Klamath County, Oregon. (Excepting, however, from this conveyance that certain fire road and all appurtenances thereto constructed by the United States, through, over or upon the right of the United States, its officers, agents, or employees to maintain, operate, repair, or improve the same so long as needed or used for or by the United States.) Covers Additional property.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ To clear title However, the actual consideration consists of an interest in other property or value given or promised which is the whole or part of the consideration which is not apparent on the face of this instrument.

In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of October, 19 85.

LeRoy Gienger
 LeRoy Gienger

STATE OF OREGON, County of Klamath
 On this 14 day of Oct, 19 85 ss.

Personally appeared the above named LeRoy Gienger

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Sonnie M. Roehrer
 Notary Public for Oregon
 My Commission Expires: 11-5-86

LeRoy Gienger

GRANTOR'S NAME AND ADDRESS

C. John Bianchi

GRANTEE'S NAME AND ADDRESS

C. John Bianchi

HC 63 Lot 592 E
Chiloquin, Ore 97624
 NAME, ADDRESS, ZIP

After recording return to:

C. John Bianchi

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

C. John Bianchi

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within Instrument was received for record on the 4th day of January, 19 88, at 12:57 o'clock P.M., and recorded in book/reel/volume No. M88 on page 49 or as document/fee/file/Instrument/microfilm No. 83113, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pam Smith Deputy

Fee: \$10.00