

1-1-74

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WARRANTY DEED

Vol. M88

Page 1844

KNOW ALL MEN BY THESE PRESENTS, That C. JOHN BIANCHI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GRANT S. PEROTTI

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  and the E $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 28, Township 35 South, Range 10 East of the Willamette Meridian.

SUBJECT, however, to the following:

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)

(see reverse side)

(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 said grantor hereby covenants to and with said 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 as noted of record as of the date of this deed or those apparent upon the land, if any, as of the date of this deed,

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 4<sup>TH</sup> day of APRIL, 1977; 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.

(If executed by a corporation, affix corporate seal)

C. John Bianchi  
C. John Bianchi

STATE OF OREGON,  
County of Klamath } ss.  
APRIL 4, 1977

Personally appeared the above named

C. John Bianchi

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

(OFFICIAL SEAL)

Before me, Notary Public for Oregon  
My commission expires July 16, 1980

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 \_\_\_\_\_

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 behalf 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: \_\_\_\_\_

C. John Bianchi

GRANTOR'S NAME AND ADDRESS

Grant S. Perotti

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grant S. Perotti

P.O. Box 103

SPRAGUE RIVER OR

NAME, ADDRESS, ZIP

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

Grant S. Perotti

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

...the above described real property, ... the South ... the West ...

Filed for record at request of \_\_\_\_\_  
of February \_\_\_\_\_ A.D., 19 88 at 2:29 o'clock P M., and duly recorded in Vol. M88 day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 184

By Evelyn Biehn, County Clerk

*[The page contains faint, mostly illegible markings and bleed-through from the reverse side.]*