

OA

15536

WARRANTY DEED

Vol. m90 Page 10422KNOW ALL MEN BY THESE PRESENTS, That WALTER JOHN BIANCHIhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. W. KINGSLEY, hereinafter called 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:

Beginning at the quarter corner common to Sections 31 and 32, Township 37 South, Range 9, E. W. M., and thence running North 89°49' West for a distance of 1444.55 feet; thence North 1°10' East 720 feet to the Southeast corner of the tract herein described; thence North 1°10' East 100 feet to a point; thence North 89°45' West 563 feet, more or less, to a point on the Easterly right of way of the Dalles-California Highway; thence South along Highway 100.04 feet; thence South 89°49' East 566 feet, more or less, to the place of beginning, being a portion of SW 1/4 of Section 31, Township 37 South, Range 9, E. W. M., in the County of Klamath, State of Oregon.

CODE 183 MAP 370931AC TL 400

SUBJECT TO: Rules and regulations of Fire Patrol District; Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways; Reservations, easements, rights of way of record and those apparent on the land, if any.

(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 those above stated,

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 \$ 9,500.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols<sup>⓪</sup>, 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 29th day of May, 1990; 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 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.

*Walter John Bianchi*  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF OREGON, )  
 County of Klamath ) ss.  
May 30, 1990.

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 \_\_\_\_\_

Personally appeared the above named  
Walter John Bianchi

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

\_\_\_\_\_ 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 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)

*Paulene P. Addington*  
 \_\_\_\_\_  
 Notary Public for Oregon  
 My commission expires: 3-22-93

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. W. Kingsley  
Rt. 5, Box 1154  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 31st day of May, 1990, at 12:05 o'clock P.M., and recorded in book/reel/volume No. M90 on page 10422 or as fee/file/instrument/microfilm/reception No. 15536, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk  
 NAME TITLE

Paulene P. Addington, Deputy

Fee \$28.00

90 MAY 31 PM 12 05