15544 MTC 23564-K **WARRANTY DEED** Vol. m90 Page 10476

KNOW ALL MEN BY THESE PRESENTS, That STEVEN C. LUKKARI and KATHLEEN B. LUKKARI, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* RONALD K. BISAHA *the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 Southerly 50 feet of Lots 5 and 6 in Block 19 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-029AD-08900.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, recorded on July 28, 1983, in Volume M83, page 12278, Microfilm Records of Klamath County, Oregon, in favor of John L. Kloiber and Beulah M. Kloiber, husband and wife, as Beneficiary which Grantee named herein does not agree to assume or pay and Grantors named herein agree to hold Grantee harmless therefrom.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 $ 35,000.00 .

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 *, 19* 90 *; 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.*

STEVEN C. LUKKARI

KATHLEEN B. LUKKARI

STATE OF OREGON, *County of* Klamath *) ss.*
May 29 *, 19* 90 .

Personally appeared the above named STEVEN C. LUKKARI and KATHLEEN B. LUKKARI *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Kristi L. Redd
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 11/16/91

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 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:

STEVEN C. LUKKARI and KATHLEEN B. LUKKARI
705 Doty St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

RONALD K. BISAHA
P.O. Box 1386
Gold Beach, OR 97444
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
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 *, 19* 90 *, at* 2:48 *o'clock* P *M., and recorded in book* M90 *on page* 10476 *or as file/reel number* 15544 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY

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