

② 15806

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
 Laura M. Gaston

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
 Larry M. Bisso & Diane J. Bisso, as tenants by the entirety \_\_\_\_\_, hereinafter called  
 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 apper-  
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
 See Attached Description

\*\*State of Oregon, by and through the Director of Veterans' Affairs (affects Parcel 2)  
 and Real Estate Contract, dated June 2, 1985, recorded July 11, 1985, recorded in Volume  
 M85, Page 10747 in favor of Jack Joe Gaston and Laura M. Gaston, which the herein  
 grantees agree to assume and pay.

"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 to the land as of the date of this deed. TOGETHER WITH

a trust deed dated November 29, 1983, recorded November 30, 1983 in favor of\*\* and that  
 recorded M83, Page 20487  
 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 \$ 180,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
 not of the consideration indicated in this deed. The sentence between the symbols xxxxxx shall be deleted  
 xxxxxx ORS 93.030 xxx

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 10 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.

Laura M. Gaston  
 Laura M. Gaston

STATE OF OREGON,  
 County of Klamath ) ss.  
 May June 6, 19 90.

Personally appeared the above named \_\_\_\_\_  
 Laura M. Gaston

and acknowledged the foregoing instrument  
 to be her \_\_\_\_\_ voluntary act and deed.

Before me:  
 (OFFICIAL SEAL) Darlene Swalar  
 Notary Public for Oregon  
 My commission expires: 6-16-92

Laura M. Gaston  
 P.O. Box 354 7065 Old Midland Rd  
 Chiloquin, OR 97624 K Falls OR 97603  
 GRANTOR'S NAME AND ADDRESS

Larry M. Bisso & Diane J. Bisso  
 11477 Betsworth Road  
 Valley Center, CA 92082  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
 Larry M. Bisso & Diane J. Bisso  
 see above address

NAME, ADDRESS, ZIP  
 Until a change is requested all tax statements shall be sent to the following address:  
 Larry M. Bisso & Diane J. Bisso  
 see above address

NAME, ADDRESS, ZIP

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:

STATE OF OREGON, ss.

County of \_\_\_\_\_  
 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

MTC NO: 23527-D

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

The NE1/4 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that certain parcel of land lying in Section 26, Township 34 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point at the center of Section 26 thence Easterly along the line between the NE1/4 and the SE1/4 a distance of 528 feet; thence Northerly parallel to the line between the NE1/4 and the NW1/4 a distance of 1,320 feet; thence Westerly parallel to the line between the NE1/4 and the SE1/4 to a point on the line between the NE1/4 and the NW1/4; thence Southerly along the line between the NE1/4 and the NW1/4 to the point of beginning.

Tax Account No: 3408 02600 00100

## PARCEL 2:

That portion of the SW1/4 of the SE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South and East of the Sprague River.

Tax Account No: 3408 02300 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day  
of June A.D., 19 90 at 2:17 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 10913.

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline Muelandere