

21916

MTC 24511-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Lester J. Sunzeri, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brandness Enterprises, Inc., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lot 2 in Block 4, TRACT 1031, SHADON HILLS-I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 6 feet thereof. Klamath County Tax Account H3809-0340A-02200.

SUBJECT TO: Trust Deed, recorded July 12, 1977, in Volume M77, page 12266, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon. The Grantees herein

"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 \$ 94,500.00

In testimony whereof, the grantor has executed this instrument this 22nd day of October, 19 90

In Witness Whereof, the grantor has executed this instrument this 22nd day of October, 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.

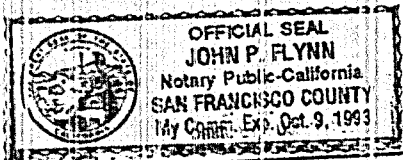
STATE OF MISSISSIPPI, CALIFORNIA)
County of San Francisco) ss.
October 22, 1990

Personally appeared the above named
Lester J. Sunzeri and

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

Before me:

John P. Flynn
Notary Public for California
My commission expires: 10-9-93



Lester J. Sunzeri

735 Detroit St.

San Francisco, CA 94131

Brandness Enterprises, Inc.

469 Pine St.

Klamath Falls, OR 97601

SAME AS GRANTEE

SAME AS GRANTEE

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 26th day of Oct., 19 90 at 2:21 o'clock P. M., and recorded in book M90 on page 21615 or as file/reel number 21916.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00