

MOUNTAIN TITLE COMPANY

21916

MTC 2451-1

WARRANTY DEED

Vol. M90 Page 21615

KNOW ALL MEN BY THESE PRESENTS, That

Lester J. Sunzeri, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Blandness 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 #3809-034DA-02200.

IN SUBJECT TO: Trust Deed, recorded July 17, 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 shall not assume and pay in full the herein described Trust Deed. 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.

JOHN P. FLYNN, Notary Public for California, My commission expires: 10/9/93
SAN FRANCISCO COUNTY, California, My commission expires: 10/9/93

In witnessing 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 exercised this instrument this 22 day of October, 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.

Lester J. Sunzeri

STATE OF CALIFORNIA
County of San Francisco, ss.
Oct. 22, 1990

Personally appeared the above named
Lester J. Sunzeri,

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



OFFICIAL SEAL

JOHN P. FLYNN

Notary Public-California
SAN FRANCISCO COUNTY
My Comm. Exp. Oct. 9, 1993

Lester J. Sunzeri

135 Detroit St.
San Francisco, CA 941131

GRANTOR'S NAME AND ADDRESS

Blandness Enterprises, Inc.
109 Pine St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME ADDRESS ZIP
Same as GrantorNAME ADDRESS ZIP
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 _____
My commission expires: _____
(SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of Oct., 1990, 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
Deputy

Fee \$28.00