

29393 MTC #25387-NM

WARRANTY DEED

Vol. 91 / Page 9108

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE C. BIANDO and CLEO A. BIANDO, Trustees or their successors in trust, under the BIANDO LOVING TRUST dated April 10, 1991 and any amendments thereto hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Trustee of the CHARLES FROST SHERIDAN LIVING TRUST dated November 9, 1987, 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:

The Northerly 145.33 Feet of Lot 4 in Block 3 of PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: Trust Deed (including terms and provisions) dated April 17, 1973 and recorded April 17, 1973 in Volume M73, page 4623, Microfilm Records of Klamath County, Oregon, wherein the beneficiary is First Federal Savings & Loan Association. The above Grantee does hereby agree to assume and to pay in full this obligation and to hold the sellers harmless therefrom.

MOUNTAIN TITLE COMPANY

"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

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 \$ 92,000.00. ~~By the grantor, the consideration for this transfer, stated in terms of dollars, is \$ 92,000.00. The grantor hereby warrants and forever defends 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.~~ **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 14th day of May, 19 91; 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.

BIANDO LOVING TRUST

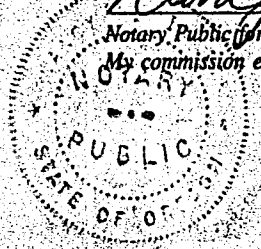
STATE OF OREGON,)
County of Klamath) ss.
May 14, 19 91

By Lawrence C. Biando
LAWRENCE C. BIANDO, TRUSTEE
By Cleo A. Biando
CLEO A. BIANDO, TRUSTEE

Personally appeared the above named
Lawrence C. Biando and Cleo A. Biando, Trustees of the Biando
Loving Trust dated April 10, 1991

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

Before me: Dorothy M. Mulendore
Notary Public for Oregon
My commission expires: 6/8/92



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)

BIANDO LOVING TRUST

P. O. Box 7431

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

CHARLES FROST SHERIDAN LIVING TRUST

3635 Pine Tree Dr.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLES FROST SHERIDAN LIVING TRUST

3635 Pine Tree Dr.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

CHARLES FROST SHERIDAN LIVING TRUST

3635 Pine Tree Dr.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of May, 19 91, at 2:00 o'clock P. M., and recorded in book M91 on page 9108 or as file/reel number 29393, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDERS USE

Evelyn Biehn, county Clerk

Recording Officer

By Dorothy M. Mulendore Deputy

Fee \$28.00