

38319

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
RONALD K. BISAHA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called TERRY L. CARROLL 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 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.

SUBJECT TO: Trust Deed dated 7/26/83 and recorded 7/28/83 in Volume M83, page 12278 wherein the beneficiary is John L. Kloiber and Beulah M. Kloiber. ALSO SUBJECT TO: 2nd Trust Deed dated 5/24/90 and recorded 5/30/90 in Volume M90 page 10477, wherein the beneficiary is Steven C. Lukkari and Kathleen B. Lukkari. The above grantee does hereby agree to assume and pay in full. All recorded in Microfilm Records of Klamath County, Oregon.

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 those of record and those apparent upon the land, if any, as 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 \$ 40,000.00

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 2nd day of December, 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.

Ronald K. Bisaha
RONALD K. BISAHA

STATE OF OREGON,
County of Douglas ss.
December 2, 19 91

Personally appeared the above named
RONALD K. BISAHA

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

Before me: Vicky Rhea
Notary Public for Oregon
My commission expires:

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)

RONALD K. BISAHA
P. O. BOX 793
CANYONVILLE, OR 97417

TERRY L. CARROLL
P. O. BOX 4774
Klamath Falls, OR 97601

TERRY L. CARROLL
P. O. BOX 4774
Klamath Falls, OR 97601

TERRY L. CARROLL
P. O. BOX 4774
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 6th day of Dec., 19 91, at 11:35 o'clock A M., and recorded in book M91 on page 25512 or as file/reel number 38319.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Bieyn, County Clerk
Recording Officer
By Quinn Mueller Deputy

Fee \$28.00