

NL 60179

UTC 29450-UK Vol. m97 Page 83209
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL T. MONCIARDINI and GLENDA J. MONCIARDINI, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL T. MONCIARDINI and GLENDA J. MONCIARDINI, Trustees of the MONCIARDINI FAMILY TRUST for the benefit of, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**MICHAEL T. MONCIARDINI and GLENDA J. MONCIARDINI and their issue under instrument dated October 22, 1991

Lot 5 in Block 31 of FIRST 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 \$ 0

However, the actual consideration consists of the sum of \$0.00, which is the sum of the value of the property less the value of the encumbrances thereon.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of April, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

MICHAEL T. MONCIARDINI
GLENDA J. MONCIARDINI

STATE OF OREGON, County of _____) ss.
This instrument was acknowledged before me on _____, 19____,
by _____
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Notary Public for Oregon

My commission expires _____

Michael T. & Glenda J. Monciardini
5677 N. Heatherton Dr.
Somis, CA 93066
Grantor's Name and Address
Monciardini Family Trust
5677 N. Heatherton Drive
Somis, CA 93066
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Monciardini Family Trust
5677 N. Heatherton Dr.
Somis, CA 93066
Until requested otherwise send all tax statements to (Name, Address, Zip):
Monciardini Family Trust
5677 N. Heatherton Drive
Somis, CA 93066

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ and/or as fee/iile/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.
By _____ NAME TITLE Deputy.

STATE OF CALIFORNIA

COUNTY OF VENTURA

) ss:

WARRANTY Deed

Lot 5, Block 31 - KLAMATH Falls, OR

On April 16, 1993 before me, the undersigned Notary Public, personally appeared Michael T. Monciardini AND

Glenda J. Monciardini personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~/they executed the same in ~~his~~~~her~~ their authorized capacity(ies) and that by ~~his~~~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Glenda M. Croumie
Glenda M. Croumie, Notary Public

My Commission Expires: 12-8-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 21st day
of April A.D. 19 93 at 10:09 o'clock AM., and duly recorded in Vol. M93
of Deeds on Page 8320.

Evelyn Biehn - County Clerk

By Debbie M. Muelenders

FEE \$35.00