

WARRANTY DEED

35079 KR
 KNOW ALL MEN BY THESE PRESENTS, That
 RONALD A. STEWART AND KRISTEN D. STEWART

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE C. BIANDO AND CLEO A. BIANDO, TRUSTEES OF THE BIANDO LOVING TRUST DATED 4/10/91, 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 3 IN BLOCK 11 OF TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$102,500.00. ~~Heirs, successors and assigns of the grantor shall not be bound by the provisions of this deed unless they have received a copy of this deed and have acknowledged its receipt in writing.~~

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 29th day of March, 1995; 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.

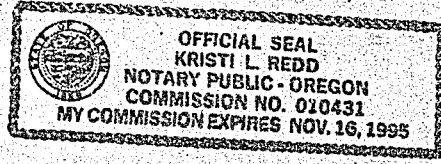
STATE OF OREGON,
 County of Klamath ss.
 March 29, 1995

Ronald A. Stewart
 Ronald A. Stewart
Kristen D. Stewart
 Kristen D. Stewart

Personally appeared the above named
 Ronald A. Stewart and Kristen D.
 Stewart

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

Before me: *Kristi L. Redd*
 Notary Public for Oregon
 My commission expires: 11/16/95



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 A. STEWART AND KRISTEN D. STEWART
 435 Vincent Avenue
 Central Point, OR 97502
 GRANTOR'S NAME AND ADDRESS

LAWRENCE C. BIANDO AND CLEO A. BIANDO, TRUSTEES
 3425 Coronado Way
 Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 LAWRENCE C. BIANDO AND CLEO A. BIANDO, TRUSTEES
 3425 Coronado Way
 Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 LAWRENCE C. BIANDO AND CLEO A. BIANDO, TRUSTEES
 3425 Coronado Way
 Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
 County of Klamath
 I certify that the within instrument was
 received for record on the 30th
 day of March, 1995,
 at 11:26 o'clock A. M., and recorded
 in book M95 on page 7559 or as
 file/reel number 97232.
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Bernetha G. Lersch, Co. Clerk
Bernetha G. Lersch
 Recording Officer
 Deputy

FEE: \$30.00