

1602

06-15-95P03:45 RCVD

MTC33897K2

## WARRANTY DEED

Vol. M95 Page 15822

T. J. LINDBLOOM and TIM CUMMINS, doing business as CONIFER TIMBER, Grantor(s) hereby grant, bargain, sell and convey to MICHAEL T. MONCIARDINI and GLENDA J. MONCIARDINI, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 2 of Land Partition 73-94 being situate in Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3, 4, 9 and 10, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 225,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5677 N. HEATHERTON DRIVE, SOMIS, CA 93066

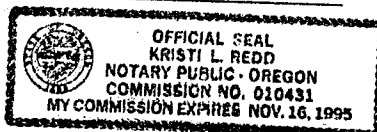
Dated this 15th day of June, 1995

CONIFER TIMBER

BY: T. J. Lindbloom OWNER  
T. J. LINDBLOOM

BY: TIM CUMMINS OWNER  
TIM CUMMINS

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. June 15 19 95

Personally appeared the above named as CONIFER TIMBER.

BEFORE ME:

T.J. LINDBLOOM &amp; TIM CUMMINS doing business

Kristi L. Redd  
Notary Public for Oregon  
My commission expire: 11/16/95

RETURN TO: MICHAEL T. MONCIARDINI  
5677 N HEATHERTON DRIVE  
SOMIS CA 93066

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day of June A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 15822.

FEE \$30.00

By Bernetha G. Leitch County Clerk