

45996

97 SEP 29 P2:18

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES WALTER BARSUGLIA, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CHARLES WALTER BARSUGLIA, TRUSTEE OF THE CHARLES WALTER BARSUGLIA LIVING TRUST, DATED September 29, 1997, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that 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:

Lots 19 and 20 in Block 93, KLAMATH FALLS FOREST ESTATES, HWY. 66 Unit, Plat No. 4

Tax Account R-3711-027A0-00500-000

Tax Account R-3711-027A0-00600-000

To Have and to Hold the same unto the said 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 said premises and every party of 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 other than money.

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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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.

In Witness Whereof, the grantor has executed this instrument this 29th day of September, 1997; 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.

Charles W. Barsuglia
Charles Walter Barsuglia

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Charles Walter Barsuglia and acknowledged the foregoing instrument to be his voluntary act and deed.



Charles Walter Barsuglia

Grantor

Charles Walter Barsuglia, Trustee
13047 Cardinal Drive
Bonanza, OR 97623
Grantee

After recording return to:
GRANTEE

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

Before me, *Frank MacArthur*
Notary Public for Oregon
My Commission Expires: 10/10/97

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Charles Walter Barsuglia

on this 29th day of Sept. A.D., 1997
at 2:18 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 31717

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fee, \$30.00 Deputy

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