

KNOW ALL MEN BY THESE PRESENTS, That Lucille Arcuri

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert L. Richard, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and 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 14, block 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to thoe official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811 009D0 04400

***and agrees to pay.

"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 all those of record and those apparent to the land as of the date of this deed.

Subject to trust deed in favor of Ronald W. Dye and Dorothy E. Dye, recorded November 7, 1989, Volume M89, Page 21542, which the herein grantee assumes*** 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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value which is not stated in this instrument, and the grantor hereby warrants and forever defends 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.

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 13 day of July/August, 19 90; 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.

Lucille Arcuri
Lucille Arcuri

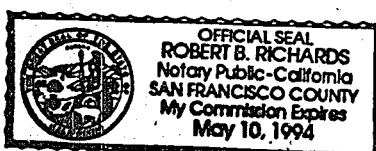
STATE OF CALIFORNIA
COUNTY OF San Francisco ss.

On August 13, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Lucille Arcuri

personally known to me (or proved 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.

WITNESS my hand and official seal.

Signature Robert B. Richards



(This area for official notarial seal)

_____) ss.
_____) and
duly sworn,
former is the
latter is the

_____) corporation,
the corporate
and sealed
directors; and
intary act and

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of Aug., 19 90, at 3:17 o'clock P M., and recorded in book M90 on page 16567 or as file/reel number 19036.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mulendore Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

3001 (6/82) (Individual) First American Title Company.

<u>Lucille Arcuri</u>
<u>378 Wilde Ave</u>
<u>San Francisco, CA 94134</u>
GRANTOR'S NAME AND ADDRESS
<u>Robert L. Richard</u>
<u>254 Donegal Ct</u>
<u>Vacaville, CA 95688</u>
GRANTEE'S NAME AND ADDRESS
After recording return to:
<u>Robert L. Richard</u>
<u>254 Donegal Ct</u>
<u>Vacaville, CA 95688</u>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
<u>Robert L. Richard</u>
<u>254 Donegal Ct</u>
<u>Vacaville, CA 95688</u>
NAME, ADDRESS, ZIP