

KNOW ALL MEN BY THESE PRESENTS, That Charles C. Lunsford

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan L. D'Orazio and Debra J. D'Orazio, husband and wife, hereinafter called the grantees, 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:

The East 52.5 feet of Lot 14, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 003CA 07300

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated May 1, 1982, recorded May 20, 1982 in Volume M32, 6245, microfilm records of Klamath County, Oregon, wherein Commonwealth Mortgage Company of America is the Beneficiary by Assignment. The above Grantees hereby agree to assume and pay in full 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 lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DIED

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 \$ 23,500.00

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 24 day of October, 1990; 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 C. Lunsford
Charles C. Lunsford

STATE OF OREGON,
County of Klamath
October 24, 1990

Personally appeared the above named
Charles C. Lunsford

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

Before me:

Notary Public for Oregon
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 12/31/91

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, 19, by
secretary of
a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

Charles C. Lunsford 90 Debra J. Orazio
73 High Street
Tamaqua Falls, OR 97601
Alan L. D'Orazio & Debra J. D'Orazio
73 High Street
Tamaqua Falls, OR 97601
Commonwealth Mortgage Company
P.O. Box 4329
Houston, TX 77210-4329
Alan L. D'Orazio & Debra J. D'Orazio
73 High Street
Tamaqua Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 25th
day of Oct., 1990,
at 12:41 o'clock P.M., and recorded
in book M90 on page 21461 or as
file/reel number 21859
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Middleton, Deputy