

22676

MTC #24205-DN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Kelly D. Krahn and Laurie L. Krahn,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John A. Bacchetti, 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:

Lots 3 and 4, Block 25, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3809 029AC 04000

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."

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 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 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 \$ 52,950.00

However, the actual consideration consists of an inclusion of other property or interests given or promised which is the whole part of the consideration indicates which (the sentence between the symbols) if not applicable should be deleted
See ORS 93.040 XXXXXXXX

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 15th day of November, 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.

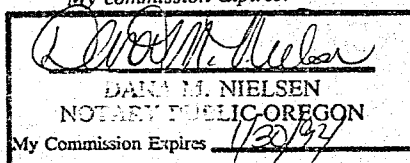
STATE OF OREGON,)
County of Klamath ss.
November 15, 19 90

Kelly D. Krahn
for Kelly D. Krahn
Laurie L. Krahn
Laurie L. Krahn

Personally appeared the above named
Laurie L. Krahn, and Kelly D. Krahn
as attorney for Kelly D. Krahn
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



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 _____ (SEAL)
My commission expires:

Kelly D. Krahn & Laurie L. Krahn
P.O. Box 519
White Swan, WA 98952
GRANTOR'S NAME AND ADDRESS

John A. Bacchetti
1936 Sargent
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
John A. Bacchetti
1936 Sargent
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
John A. Bacchetti
1936 Sargent
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 16th day of Nov., 19 90, at 10:11 o'clock A.M., and recorded in book M90 on page 22967 or as file/reel number 22676, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dana M. Nielsen Deputy

Fee \$28.00