

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH FRANCIS RIZZUTO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BETH ANN WATERBURY, 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:

Lot 33 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of Klamath County, Oregon. EXCEPT THEREFROM the East 5 feet thereof.

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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 49,600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 3rd day of April, 1992; 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.

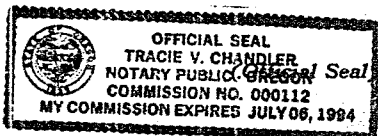
STATE OF OREGON,)
County of Klamath) ss.
1992

Joseph Francis Rizzuto by
Claudia Rizzuto POA

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,)
County of Klamath) ss.

On this the 3rd day of April, 1992 personally appeared Claudia Rizzuto who, being duly sworn (or affirmed) did say that she is the attorney in fact for JOSEPH FRANCIS RIZZUTO and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me:

Tracie V. Chandler
7-6-94
(Signature)
(Title of Officer)

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 3rd day of April A.D., 1992
at 1:47 o'clock PM. and duly recorded
in Vol. M92 of Deeds Page 7068

Evelyn Biehn County Clerk

By Pauline Miller Deputy.

Fee, \$30.00

Beth Ann Waterbury
444 Kane St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
As by recording return to:
Klamath First Federal Savings & Loan
940 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Use of a change in registered all our shareholders shall be sent to the following address:
same as above
NAME, ADDRESS, ZIP