47206

WARRANTY DEED

mtc #37801-LB

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KNOW ALL MEN BY THESE PRESENTS, That Joseph F. Petrecca, Sr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard C. Sift and Ella L. Sift, Husband and Wife *, 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 40, 41 and 42, in Block 6, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

"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 those of record and those apparent upon the land, if any, as 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 $ 5,400.00 ~~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)~~

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 12 *day of* June *, 19* 92 *; 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.*

Joseph F. Petrecca, Sr.

Joseph F. Petrecca, Sr.

Joseph F. Petrecca, Sr.

STATE OF ~~OREGON~~ California,
County of SHASTA *) ss.*
June 12th *, 19* 92

Personally appeared the above named Joseph F. Petrecca, Sr. *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: Lisa Enfantino
Notary Public for ~~Oregon~~ California
My commission expires: October 15, 1993

OFFICIAL SEAL
LISA ENFANTINO
NOTARY PUBLIC CALIFORNIA
SHASTA COUNTY
My Commission Exp. October 15, 1993

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 _____
My commission expires: _____ *(SEAL)*

Joseph F. Petrecca, Sr.
7444 Shasta Dam Blvd
Shingletown, Ca 96088
GRANTOR'S NAME AND ADDRESS

Richard C. Sift and Ella L. Sift
8098 Kammerer Rd
Elk Grove, CA 95758
GRANTEE'S NAME AND ADDRESS

Richard C. Sift and Ella L. Sift
8098 Kammerer Rd
Elk Grove, CA 95758
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Richard C. Sift and Ella L. Sift
8098 Kammerer Rd
Elk Grove, CA 95758
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, *ss.*
County of Klamath
I certify that the within instrument was received for record on the 8th *day of* July *, 19* 92 *, at* 11:42 *o'clock* A.M. *, and recorded in book* M92 *on page* 14895 *or as file/reel number* 47206 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00