

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 covenants, 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

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, 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.

CALIFORNIA
STATE OF OREGON,
County of SHASTA
June 12th 19 92 ss.

Joseph F. Petrecca, Sr.
Joseph F. Petrecca, Sr.

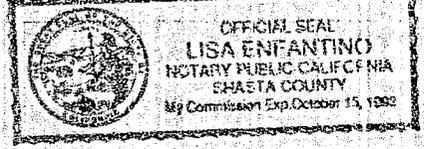
Joseph F. Petrecca, Sr.

Personally appeared the above named Joseph F. Petrecca, Sr.

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

Before me: Lisa Infantino
Notary Public for California
My commission expires: October 15, 1993

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.



Notary Public for Oregon
My commission expires: _____ (SEAL)

Joseph F. Petrecca, Sr.
Richard C. Sift and Ella L. Sift
8098 Kammerer Rd
Elk Grove, CA 95758
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8098 Kammerer Rd
Elk Grove, CA 95758

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 Bishn, County Clerk
Recording Officer
Carolyn M. ... Deputy