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Vol. m92 Page 3114902039241
WARRANTY DEED

AFTER RECORDING RETURN TO:
JOHN DAVID ROSTEROLLA
1005 WASHBURN WAY
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ANASTASIA BARATTO TRUST 1991 hereinafter called GRANTOR(S),
convey(s) to JOHN DAVID ROSTEROLLA hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 10, and the Southerly 2 feet of Lot 11, OLD ORCHARD MANOR,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-34CB TAX LOT 6100

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$42,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of December 1992.
ANASTASIA BARATTO TRUST 1991

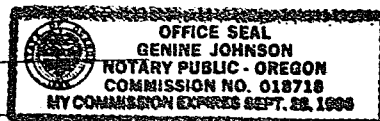
BY: David J. Baratto by Yolanda Rosterolla, as attorney in fact
TRUSTEE DAVID J. BARATTO, by TRUSTEE
YOLANDA ROSTEROLLA, AS ATTORNEY IN FACT

STATE OF OREGON, County of KLAMATH)ss.

December 30, 1992.

Personally appeared the above named Yolanda Rosterolla
in fact for David J. Baratto, Trustee FOR Anastasia Baratto trust
and acknowledged the foregoing instrument to be their voluntary
act and deed.

Before me: Genine Johnson
Notary Public for OREGON
My Commission Expires: 9/28/96



SPECIAL POWER OF ATTORNEY
to Sell Specified Real Property

31150

KNOW ALL PERSONS BY THESE PRESENTS:

That I, DAVID J. BARATTO, Social Security Number 555-52-4047, of the State of Oregon, a member of the United States Armed Forces, currently in Vicenza, Italy pursuant to Military Orders, do hereby appoint YOLANDA ROSTEROLLA, presently of Oregon, as my true and lawful attorney-in-fact to do the following in my name and in my behalf:

To bargain, sell, assign, and convey, using the standard of a reasonable seller under no compulsion to sell and engaging in an arms-length bargaining transaction, to any person of my attorney's choice, all my right, title and interest in Lot 10 and the southerly 2 feet of lot 11 of Old Orchard Manor, according to the official plat thereof on file in the office of the county clerk of Klamath County Oregon, located at 1005 Washburn Way, Klamath Falls Oregon, 97603, and to convey by deed of general warranty with the customary covenants; to receive, on my behalf, payment of the purchase money for the real property described above in any manner that my attorney shall deem wise; to transmit these monies to me, and to sign, seal, execute and deliver any and all deeds, contracts, or other documents necessary to carry out the foregoing.

BY THIS DOCUMENT I GIVE AND GRANT TO my attorney full power and authority to perform every act that is necessary or appropriate to accomplish the purposes for which this Power of Attorney is granted, as fully and effectually as I could do if I were present.

I HEREBY RATIFY ALL THAT MY ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THIS DOCUMENT.

All business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my attorney and the designation "attorney-in-fact."

Unless sooner revoked or terminated by me, this Power of Attorney shall become NULL and VOID on 8 October 1993. I intend for this to be a DURABLE Power of Attorney. This Power of Attorney will continue to be effective if I become disabled, incapacitated, or incompetent. I direct my attorney-in-fact to seek legal counsel in order to determine the existence of legal requirements, such as required filing or placement of notices, which may affect the validity of this document.

Notwithstanding my inclusion of a specific expiration date herein, if on the above-specified expiration date, or during the sixty (60) day period preceding that specified expiration date, I should be or have been determined by the United States Government to be a military status of "missing," "missing in action," or "prisoner of war," then this Power of Attorney shall remain valid and in full effect until sixty (60) days after I have returned to United States military control following termination of such status UNLESS OTHERWISE REVOKED OR TERMINATED BY ME.

IN WITNESS WHEREOF, I sign, seal, declare, publish, make and constitute this as and for my Power of Attorney in the presence of the Notary Public witnessing it at my request this date, 8 October 1992.

DAVID J. BARATTO

WITH THE UNITED STATES ARMED FORCES
VICENZA, ITALY APO AE 09630

I, the undersigned, certify that I am a duly commissioned, qualified, and authorized notary public. Before me personally, within the territorial limits of my warrant of authority, appeared DAVID J. BARATTO, who is known by me to be the person who is described herein, whose name is subscribed to, and who signed this Power of Attorney as Grantor, and who, having been duly sworn, acknowledged that this instrument was executed after its contents were read and duly explained, and that such execution was a free and voluntary act and deed for the uses and purposes herein set forth.

Subscribed, sworn to and acknowledged before me on 8 October 1992 by DAVID J. BARATTO, the grantor, who is known to me to be a member of the Armed Forces of the United States serving on Active Duty. This acknowledgment is executed in my official capacity under the authority granted by Title 10, United States Code, Section 1044a which also states that no seal is required on this acknowledgment.

(Sign)

ADVISOR

(Print)

MARK D. CHRISTENSEN

OFFICIAL CAPACITY LEGAL ASSISTANCE ATTORNEY

RANK/COMPONENT

CAPTAIN US ARMY

Staff Judge Advocate

HQ SETAF & 8TH TAACOM

ATTN: AESE-JA

ADVISOR: 1044A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 31st day of Dec. A.D., 19 92 at 10:33 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 31149.

FEE \$35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn