

NA

78927

WARRANTY DEED

Vol 94 Page 10712

KNOW ALL MEN BY THESE PRESENTS, That ROMEO A. BACCHETTI AND

JUANITA M. BACCHETTI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

**** ROMEO A. BACCHETTI AND JUANITA M. BACCHETTI, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BACCHETTI LOVING[®] TRUST DATED MARCH 30, 1994, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligation.

INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the sentence between the symbols @ if not applicable, should be deleted. See ORS 92.020.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of March, 1994.; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

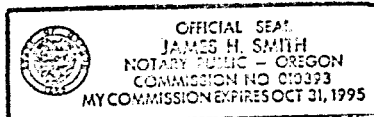
Romeo A. Bacchetti
ROMEO A. BACCHETTI

Juanita M. Bacchetti
JUANITA M. BACCHETTI

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on MARCH 30, 1994, by ROMEO A. BACCHETTI & JUANITA M. BACCHETTI

This instrument was acknowledged before me on 19, by as of



JAMES H. SMITH Notary Public for Oregon
My commission expires 10/31/95

ROMEO A. & JUANITA M. BACCHETTI

428 DELTA STREET

KLAMATH FALLS, OR 97601

Grantor's Name and Address

ROMEO A. BACCHETTI & JUANITA M. BACCHETTI, TRUSTEES

BACCHETTI LOVING TRUST DATED 3/30/94

428 DELTA STREET

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

711 BENNETT AVENUE

MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):

ROMEO A. & JUANITA M. BACCHETTI

428 DELTA STREET

KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy.

EXHIBIT "A"

Parcel 1:

Lot 11 and Lot 12 in WEST PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Right of way for transmission line, including the terms and provisions thereof, executed by Norman W. Jones and Emogene Jones, husband and wife, to the California Oregon Power Company, a California corporation dated October 22, 1956, recorded October 25, 1956, in Deed Volume 287 at page 446.
2. Reservations and restrictions as disclosed by the plat and dedication of West Park.
3. Right of way easement, including the terms and provisions thereof, dated September 5, 1967, recorded September 20, 1967, in M-67 at page 7384, from Klamath Construction Company to Pacific Power and Light Co., along the back lot line of Lots 5 through 25.
4. Waiver of set-back lines, including the terms and provisions thereof, as disclosed by instrument recorded August 14, 1969 in M-69 at page 7125.

Parcel 2:

Lot 11 of WEST PARK EXCEPTING THEREFROM THE WEST 10 FEET IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Smith the 11th day
of April A.D., 19 94 at 11:31 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 10712.

Evelyn Biehn - County Clerk
By Pauline Millendore

FEE \$35.00