

80272

This Indenture

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Made the 10th day of May 1993 ,

Between

DOMENIC VICCARI, joined by his wife, ALICE VICCARI, of Ellwood City, Lawrence County, Pennsylvania, and MARIA L. VICCARI, now by marriage, MARIA L. JONES, of Shenango Township, Lawrence County, Pennsylvania,

parties of the first part and

MARIA L. JONES, of Shenango Township, Lawrence County, Pennsylvania,

party of the second part:

Witnesseth, that the said parties of the first part, in consideration of the sum of

ONE DOLLAR (\$1.00)

to them now paid by the said party of the second part, do grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns,

All that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the County of Klamath, described as follows:

Lot 9, Block 12, Klamath Falls Forest Estates Highway

66 Unit, Plat No. 1, as recorded in Klamath County, Oregon,

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1963, as Document No. 80986, Vol. 346, pages 473, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

Being the same premises conveyed to Domenic Viccari and Maria L. Viccari, Grantors herein, by deed of Valiant Development Corp. and Outdoor Land Development Corp., dated September 15, 1977, and recorded in Klamath County Book M77, page 20902, on November 1, 1977.

The Grantors herein were subsequently divorced by Decree of the Court of Common Pleas of Lawrence County, Pennsylvania, at No. 621 of 1985, C.A. on December 19, 1986.

with the appurtenances: **To Have and To Hold** the same unto and for the use of the said party of the second part, her heirs and assigns forever,

And the said parties of the first part,

for themselves, their heirs, executors and administrators covenant with the said party of the second part, her heirs and assigns against all lawful claimants generally the same and every part thereof to Warrant and Defend.

NOTICE—THIS DOCUMENT ~~MAY NOT~~ ^{MAY HAVE} ~~SELL, CONVEY, TRANSFER, INCLUDE OR INSURE~~ THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL ~~MAY HAVE~~ ^{MAY HAVE} THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hands and seals of the said parties of the first part.

Witness:

[Signature]

[Signature] Domenic Viccari
[Signature] Alice Viccari
[Signature] Maria L. Viccari
[Signature] Maria L. Jones



NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

Commonwealth of Pennsylvania

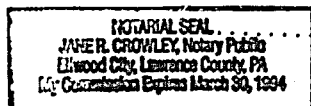
County of LAWRENCE

} ss.

On this the 10th day of May, A.D. 1993, before me, a Notary Public, the undersigned officer, personally appeared DOMENIC VICCARI and ALICE VICCARI known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires



[Signature]
 Notary Public
 (Title of Officer)

Commonwealth of Pennsylvania

County of... LAWRENCE

State of
County of

13698

On this 14th day of May
A.D. 19 93, before me, a Notary Public
in and for said county and state,
came the above named

MARIA L. VICCARI, now by marriage,

MARIA L. JONES

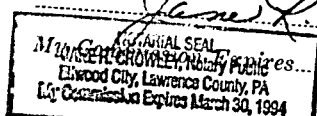
On this, the _____ day of _____, 19____,
before me
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the
person whose name subscribed to the
within instrument and acknowledged that he
executed the same for the purposes therein con-
tained.

In Witness Whereof, I hereunto set my hand and
official seal.

and acknowledged the foregoing Indenture to be
HER _____ act and deed, to
the end that it may be recorded as such.

Witness my hand and notarial seal.



Title of Officer.

My Commission Expires

Certificate of Residence

I, Gerald E. Crowley

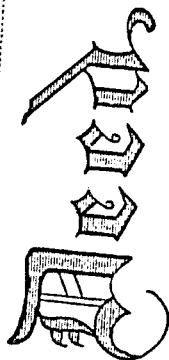
precise residence is 960 Ruth Ave., New Castle, PA 16101.

Witness my hand this 14th

do hereby certify that Grantee's

day of May, 19 93.
Gerald E. Crowley
Attorney at Law

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(Adopted)
From
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DOMENIC VICCARI ET UX. ET AL.

To

MARIA L. JONES

Fees, \$

Gerald E. Crowley
Attorney at Law
603 Crescent Ave.
Ellwood City, PA
16117

P. O. Nally Co. Law Blank Publishers
427 Fourth Avenue, Pittsburgh, Pa. 15219

STATE OF OREGON

~~Commonwealth of Pennsylvania~~

County of... Klamath

ss.

Recorded on this 2nd day of May
A.D. 19 94, in the Recorder's office of the said County, in Deed Book,
Volume M94, page 13695.

Given under my hand and the seal of the said office, the day and year
aforesaid.

Evelyn Biehn, County Clerk

Recorder.

Fee \$45.00

By Dorlene M. Mulenday Deputy