

KNOW ALL MEN BY THESE PRESENTS, That

JAMES L. ALBION and HELEN M. ALBION, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN M. BACCI and VIRGINIA M. BACCI, 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, appurtenances hereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10 in Block 1 of FIRST ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**MOUNTAIN TITLE COMPANY**

*"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."*

To Have and to Hold the same unto th<sup>e</sup> 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 \$ 80,000.00

In construing this deed and where the context so require, 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 at this 28th day of DECEMBER, 1994; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
December 28 19 94

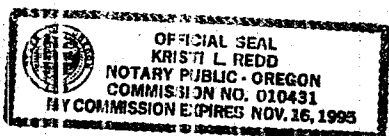
**JAMES L. ALBION**

HELEN M. ALBION

Personally appeared the above named  
JAMES L. ALBION for himself and as  
ATTORNEY-IN-FACT for HELEN M.  
ALBION

\_\_\_\_\_ and acknowledge the foregoing instrument  
to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed.

Before me: Kristen L. Sedel  
Notary Public for Oregon  
My commission expires: 11/16/95



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: \_\_\_\_\_ (SEE 41)

~~JAMES H. ALBION and HELEN M. ALBION~~

1290 Carlson Dr.  
Klamath Falls, OR 97603

EDDIE M. BACCHI and VIRGINIA M. BACCHI  
6825 BAACCHI ROAD  
LOTUS, LA 95651

EDDIE M. BACCHI and VIRGINIA M. BACCHI  
6825 BACCHI ROAD  
LOTUS, CA 95651

Until a change is requested, all tax statements shall be sent to the following address:

EDDIE H. BACCHI and VIRGINIA M. BACCHI  
6825 BACCHI ROAD  
LOTUS, CA 95651

**STATE OF OREGON.**

County of Klamath

I certify that the within instrument was received for record on the 28th day of Dec, 19 94, at 10:39 o'clock A. M., and recorded in book M94 on page 38952 or as file/recd number 92945

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

*Recording Officer*

By Pauline Miller Deputy

Fee : \$30.00

**MOUNTAIN TITLE COMPANY**