

mtc 34368 mk
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JOSEPH J. VACCARO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE CHARLES MOLINA and DARLENE JOAN MOLINA, 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The N1/2 of the E1/2 of Government Lot 9 in Section 3, Township 35 South, Range 7 East of the Willamette Meridian, 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 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 \$ 75,000.00

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 30 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

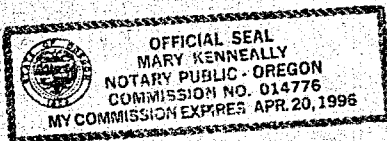
County of Klamath
December 30, 1994 ss.

Personally appeared the above named
JOSEPH J. VACCARO

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires:



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 _____ (SEAL)
My commission expires:

JOSEPH J. VACCARO

GRANTOR'S NAME AND ADDRESS
LAWRENCE CHARLES MOLINA and DARLENE JOAN MOLINA
619 PINE STREET
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS
After recording return to:
LAWRENCE CHARLES MOLINA and DARLENE JOAN MOLINA
619 PINE STREET
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
LAWRENCE CHARLES MOLINA and DARLENE JOAN MOLINA
619 PINE STREET
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 13th day of Jan, 1995 at 9:54 o'clock A. M., and recorded in book 1495 on page 926 or as filed/reel number 93564.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
By Danette M. Hunsicker Deputy

FEE: \$30.00