

WARRANTY DEED

MTC 3-1953 DS

KNOW ALL MEN BY THESE PRESENTS, That JAMES P. SMITH and POLLY FRANCIS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH J. VACCARO and DANA LYNN GASS, as tenants by the entirety, 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:

Lot 1, Block 45, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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 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 \$ 92,000.00

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 14 day of March, 19 95; 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.

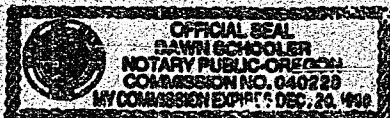
STATE OF OREGON,
County of Klamath ss.
March 14, 19 95

James P. Smith
JAMES P. SMITH
Polly Francis
POLLY FRANCIS

Personally appeared the above named
JAMES P. SMITH
POLLY FRANCIS

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

Before me: Dawn Scholer
Notary Public for Oregon
My commission expires: 12/20/98



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: (SEAL)

JAMES P. SMITH and POLLY FRANCIS

2212 Lakeshore Dr.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
JOSEPH J. VACCARO and DANA LYNN GASS

545 Pacific Terrace
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JOSEPH J. VACCARO and DANA LYNN GASS

545 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all the statements shall be sent to the following address.

JOSEPH J. VACCARO and DANA LYNN GASS

545 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of March, 19 95, at 3:07 o'clock P M., and recorded in book M95 on page 5853 or as file/reel number 96220, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

Spette Frerking Recording Officer
Deputy

FEES30.00