

DEC 13 11:39
WARRANTY DEED

MTC 36860DS

RICHARD BACCHI and LINDA BACCHI, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey
GARY S. TRATZ and CAROL J. TRATZ, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 1 in Block 7 of SECOND ADDITION TO BUREKER PLACE, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 124,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 768 PONDEROSA, KLAMATH FALLS, OR 97601

Dated this 12 day of Dec, 1995

Richard Bacchi
RICHARD BACCHI

Linda M. Bacchi
LINDA BACCHI

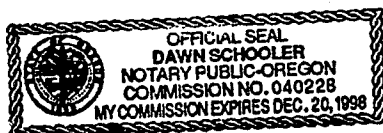
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 12 Dec. 19 95
COUNTY OF Klamath

Personally appeared the above named

Richard Bacchi and Linda Bacchi

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

GARY S. TRATZ
768 PONDEROSA
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13 day
of Dec. A.D., 19 95 at 11:39 o'clock A. M., and duly recorded in Vol. M95
of Deeds on Page 33956

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cathy Russell