

10557

'95 DEC 13 P3:51

MTC 368605

WARRANTY DEED

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DENNIS ELVIN and BECKY ELVIN, as tenants by the entirety  
 Grantor(s) hereby grant, bargain, sell and convey  
 RICHARD L. BACCHI and LINDA M. BACCHI, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 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 \$ 185,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: Richard Bacchi, 2810 Vale Rd, Klamath Falls, OR 97603

Dated this 12 day of Dec., 1995.

Dennis P. Elvin  
 DENNIS ELVIN

Becky E. Elvin  
 BECKY ELVIN

#### NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
 COUNTY OF Klamath SS. Dec. 12 1995

Personally appeared the above named

Dennis Elvin & Becky Elvin

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:

RICHARD L. BACCHI  
 2810 Vale Rd,  
 Klamath Falls, OR  
 97603

## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 3 of Minor Land Partition NO. 7-89, as filed in the Klamath County Engineers Office, more particularly described as follows:

A tract of land in Lot 2, "PLAT OF JUNCTION ACRES," according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW 1/4 SE 1/4 of Section 6 and the NW 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Vale Road, from which the East 1/16 corner on the North line of said Section 7 bears North 07 degrees 05' 57" East 249.22 feet; thence North 00 degrees 10' 47" East, along said Westerly right of way line, 268.74 feet to a point of the North line of said Lot 2; thence South 88 degrees 51' 00" West, along said North line, 251.54 feet to the Northeast corner of Parcel 1 of said Minor Land Partition No. 7-89, on the North line of said Lot 2, and being on the centerline of the Enterprise Irrigation District Canal; thence along the centerline of said Canal; South 16 degrees 05' 54" West 109.27 feet and South 04 degrees 55' 05" West 79.00 feet; thence South 74 degrees 27' 33" East 298.57 feet to the point of beginning and with bearings based on recorded Survey No. 4824.

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 3:51 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 34056

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]