

UTC37642NF

JOSEPH J. VACCARO

Grantor(s) hereby grant, bargain, sell and convey to:
MICHAEL P. RUDD and JENNIFER A. RUDD, 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, 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.

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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 545 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 8th day of May, 1996

Joseph J. Vaccaro
JOSEPH J. VACCARO

~~DANA LYNN GARD~~

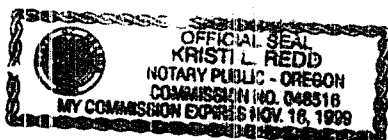
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath ss. May 8 19 96

Personally appeared the above named

JOSEPH J. VACCARO

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT37642-HF

STATE OF OREGON,
County of Klamath ss.

Return to:

MICHAEL P. RUDD
545 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

Filed for record at request of:

AmeriTitle

on this 10th day of May A.D. 19 96
at 11:00 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 13381

Bernetha G Letsch, County Clerk

By Sherry Russell
Deputy.

Fee, \$30.00