

60369

MTC 44972-KJ  
WARRANTY DEEDVol. 1798 Page 21393

RANDY D. BOCCHI and SUZANNE E. BOCCHI, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LEE J. SMITH and DOLORES SMITH, 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 \$ 295,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2650 AURORA DRIVE, KLAMATH FALLS, OR 97603

Dated this 19 day of JUNE, 19 98

Randy D. Bocchi  
RANDY D. BOCCHI

Suzanne E. Bocchi  
SUZANNE E. BOCCHI

STATE OF OREGON

COUNTY OF KLAMATH

SS.

JUNE 19

19 98

Personally appeared the above named RANDY D. BOCCHI AND SUZANNE E. BOCCHI

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kirsten Jensen  
Notary Public for Oregon

My commission expires 4/4/02

ESCROW NO. MT44972-KJ

Return to:

LEE J. SMITH  
2650 AURORA DRIVE  
KLAMATH FALLS, OR 97603

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

Lot 9 in Block 1, VALE DEAN CANYON, Tract 1198, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, a tract of land situated in Lot 8 Block 1 of VALE DEAN CANYON, Tract 1198, a duly recorded subdivision, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 8; thence North 89 degrees 46' 46" East, along the North line of said Lot 8, 120.00 feet; thence South 04 degrees 48' 07" East 373.91 feet to the Southerly line of said Lot 8; thence along said Southerly line South 81 degrees 24' 31" West 120.00 feet to the Westerly line of Aurora Drive; thence on the arc of a curve to the left on said Westerly line (radius point bears South 81 degrees 24' 31" West 50.00 feet and central angle equals 78 degrees 59' 26") 68.93 feet; thence along the Westerly line of said Lot 8, North 02 degrees 25' 05" East 347.90 feet to the point of beginning, containing 1.236 acres and with bearings based on the plat of said VALE DEAN CANYON, Tract 1198.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day  
of June A.D., 19 98 at 3:17 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 21393.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross