

60696

MTC 44967-Mg
WARRANTY DEEDVol. M98 Page 21963

TED SANDBERG and DOROTHY SANDBERG, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN A. BACCHETTI and JADEA M. BACCHETTI, as tenants by the entirety,
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 9 in Block 12, TRACT NO. 1143, RESUBDIVISION OF A PORTION OF BLOCKS
11, 12, 13 AND 14, BUENA VISTA 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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 809 WEST OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 22 day of June, 1998

Ted Sandberg
TED SANDBERG
Dorothy Sandberg
DOROTHY SANDBERG

STATE OF Oregon SS. June 22 19 98
COUNTY OF Klamath

Personally appeared the above named Ted Sandberg and Dorothy Sandberg

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT44967-MG

Return to:

JOHN A. BACCHETTI
809 WEST OREGON AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

Amerititle
on this 23rd day of June A.D., 1998
at 3:37 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 21963
Bernetha G. Letsch County Clerk
By Kathleen Koss
Fee. \$30.00 Deputy.