

74070

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05048951-3 A11.15  
AFTER RECORDING RETURN TO:  
Mr. Sam Badalamenti  
2618 Boardman Ave.  
Klamath Falls, OR 97603

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UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

HIGHLAND COMMUNITY FEDERAL CREDIT UNION, hereinafter called  
GRANTOR(S), convey(s) to SAM BADALAMENTI, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$63,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 27th day of January, 1999.

HIGHLAND COMMUNITY FEDERAL CREDIT UNION

Nancy B. Neely  
BY: \_\_\_\_\_

STATE OF OREGON )

County of Klamath )

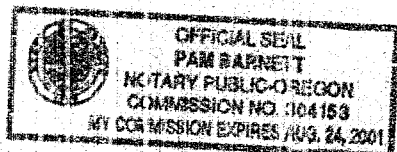
) ss.

The foregoing instrument was acknowledged before me this 27th day  
of January, 1999, by Nancy B. Neely of Highland  
Community Federal Credit Union, on behalf of the Organization.

Before me: Pam Barnett

Notary Public for Oregon

My commission expires: Aug 24, 2001



## EXHIBIT "A"

All of Lot 2, Block 4, ALTAMONT ACRES in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

The East 90 feet of said Lot 2; the South 75 feet of said Lot 2; and the West 102 feet of said Lot 2.

All of Lot 1, Block 4, ALTAMONT ACRES in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

The East 90 feet of said Lot 1; and the West 102 feet of said Lot 1.

Tax Acct. No.: 041 - 3909-003DC-02900

Key No.: 529039

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of February A.D., 1999 at 11:15 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 3989

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rood