

102 JUL 15 AM 8:55

Vol M02 Page 39850

After Recording Return to:  
**DARREN L. VALENTA**  
**MICHELE L. VALENTA**  
 5116 Ankeny Street  
 Klamath Falls, OR 97603  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**DARREN L. VALENTA**  
**MICHELE L. VALENTA**  
 5116 Ankeny Street  
 Klamath Falls, OR 97603

State of Oregon, County of Klamath  
 Recorded 07/15/2002 8:55 a m.  
 Vol M02, Pg 39850  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
 (INDIVIDUAL)

**DANNY CAPACETTI AND MARGARITA CAPACETTI**, herein called grantor, convey(s) to **DARREN L. VALENTA and MICHELE L. VALENTA, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 54, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

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 **\$118,000.00.**  
 (here comply with the requirements of ORS 93.930)

**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.**

Dated: July 8, 2002  
Danny Capacetti  
**DANNY CAPACETTI**

Margarita Capacetti  
**MARGARITA CAPACETTI**

STATE OF OREGON, County of **Klamath**) ss.

On July 8, 2002 personally appeared the above named **DANNY CAPACETTI AND MARGARITA CAPACETTI** and acknowledged the foregoing instrument to be their voluntary act and deed.

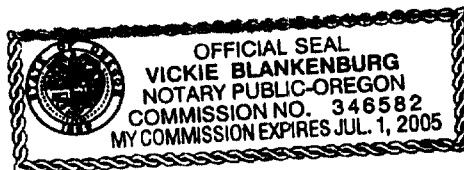
This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
 Order No.: **00055312**

Before me: Vickie Blankenburg  
 Notary Public for Oregon  
 My commission expires: 7/01/05

Official Seal



21 A