

KNOW ALL MEN BY THESE PRESENTS, That Edward Rychetsky, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allen L. Pranghofer, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

- Lot 59, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject, however, to the following:
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 3. Reservations contained in deed from Charles W. Miller and Idella Miller, husband and wife, to Earl Cooper and Doria Cooper, husband and wife, dated November 14, 1938, recorded March 2, 1942, Vol. 145 of Deeds, page 435, records of Klamath County, Oregon, as follows: "Subject to easement for ditches and/or pipe lines for irrigation and domestic water for benefit of adjoining property owners. No dwelling to cost less than \$1000.00. 30 foot set back from street."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of January, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Edward Rychetsky, Jr.
Edward Rychetsky, Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
Personally appeared the above named Edward Rychetsky, Jr.

STATE OF OREGON, County of) ss.
Personally appeared) and
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of)

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me: *Ernest T. Brown*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-12-78

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal Savings & Loan
2943 S. Sixth
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
First Federal Savings & Loan
2943 S. Sixth
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 6th day of FEBRUARY, 1976, at 11:45 o'clock A.M., and recorded in book 1176 on page 1733 or as file/reel number 9964 9964
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
By *Hazel Chagel* Deputy

FEE \$ 3.00