

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WOODROW W. CAVE and ROBERTA E. CAVE,  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GENE SENYCKYJ and SHERRIN K. SENYCKYJ, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 2 of HENLEY ACRES, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Statutory powers and power of assessment of Klamath Irrigation District;  
A 20 foot building setback line from Kress Drive and a 16 foot drain easement as  
shown on dedicated plat; Restrictions as contained on plat dedication; Covenants,  
conditions and restrictions, but omitting restrictions, if any, based on race,  
color, religion or national origin imposed by instrument recorded June 22, 1973 in  
Volume M-73 at page 7918; Easement granted to Klamath Irrigation District recorded  
December 8, 1969 in Volume M-69 at page 10153,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 stated above

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 \$6,200.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the 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 5 day of April, 1977;  
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.

(If executed by a corporation,  
affix corporate seal)

STATE OF NEVADA

County of Cassion City, ss.  
April 5, 1977

Personally appeared the above named  
Woodrow W. Cave and Roberta E. Cave

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me  
Kathalie G. Smith  
Notary Public for Nevada  
My commission expires:

KATHALIE G. SMITH  
NOTARY PUBLIC - STATE OF NEVADA  
CARSON CITY  
My Commission Expires March 18, 1978

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
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 that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half 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:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Woodrow W. Cave  
Roberta E. Cave

GRANTOR'S NAME AND ADDRESS

Gene Senyckyj  
Sherrin K. Senyckyj

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Gene Senyckyj  
6139 Simmes  
Klamath Falls, Or. 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instru-  
ment was received for record on the  
25th day of APRIL, 1977,  
at 10:46 o'clock A.M., and recorded  
in book M77 on page 6999 or as  
file/reel number 28579,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W.D. MILNE

By Harold Dray Recording Officer  
Deputy

FEE \$ 3.00