

Leona Whalen, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward Rychetsky Jr. and Charlene E. Rychetsky, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 16 in Block 3 of KLAMATH RIVER ACRES, 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. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
 2. Liens and assessments, contracts, water rights, proceedings, taxes, relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
 3. Right of way for transmission line, including the terms and provisions thereof, given by E. H. Seaver et ux., to The California Oregon Power Company, dated March 2, 1926, recorded March 28, 1926 in Deed Volume 69 page 601, records of Klamath County, Oregon.
- (for continuation of this document see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$5,500.00

~~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 1st 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)

Charles C. Whalen
Charles C. Whalen

Leona Whalen
Leona Whalen

STATE OF OREGON, CALIFORNIA)
County of LOS ANGELES) ss.
April 27, 1977

STATE OF OREGON, County of) ss.
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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

Personally appeared the above named Charles C. Whalen and Leona Whalen, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

Before me: *Mildred Songstad*

(OFFICIAL SEAL)

Notary Public for Oregon, California

Notary Public for Oregon

My commission expires 10-30-78

My commission expires:

(OFFICIAL SEAL)



Mildred Songstad
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
GRANTOR'S NAME AND ADDRESS
My Commission Expires October 30, 1978

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

SPACE RESERVED
FOR
RECORDERS USE

at o'clock P.M., and recorded on page or as

file/reel number
Record of Deeds of said county.

Witness my hand and seal of County affixed.

12082

4. Overhang Easement, including the terms and provisions thereof, given by Lloyd V. Howard and Waive Howard, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated April 19, 1963, recorded June 10, 1963 in Deed Volume 346 page 15, records of Klamath County, Oregon.

5. Reservations and restrictions contained in the dedication of Klamath River Acres, as follows: "...said plat being subject to: (1) a 20 foot building set back along street side of all lots; (2) a 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) an 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record ~~XXXXXXXXXXXX~~

this 8 day of July A.D. 1977 11:50 P M

duly recorded in Vol. M77 of Deeds page 12081

By Pat Mc Cullough Wm. D. Mc

Fee \$6.00