

99606

MT-21221D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KENNETH MOTY

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREI V. RYKOFF AND CAROL A. RYKOFF, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 10 in Block 6 of Tract 1140, LYNNWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 380E 025DC 03200

"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."

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 and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed and 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 \$ 53,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration in legal which, (The number between the symbols if not verifiable 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 26 day of April, 19 89; 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.

Kenneth Moty
Kenneth Moty

STATE OF OREGON,
County of Klamath)
April 26, 19 89) ss.

Personally appeared the above named Kenneth Moty

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

Before me, [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6/16/92

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

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 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: _____

Moty	
<u>1945 Painter</u>	
<u>Klamath Falls, OR 97601</u>	
GRANTOR'S NAME AND ADDRESS	
Rykoff	
<u>1191 Eagle Ct</u>	
<u>Klamath Falls, OR 97601</u>	
GRANTEE'S NAME AND ADDRESS	
Rykoff	
above address	
NAME, ADDRESS, ZIP	
Ticor Tax Service	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.	
County of <u>Klamath</u>	
I certify that the within instrument was received for record on the <u>28th</u> day of <u>April</u> , 19 <u>89</u> , at <u>9:42</u> o'clock <u>A</u> M., and recorded in book <u>M89</u> on page <u>7334</u> or as file/reel number <u>99606</u> .	
Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
_____ Evelyn Biehn, County Clerk	
_____ Recording Officer	
By <u>[Signature]</u> Deputy	
Fee \$8.00	