

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Joseph A. Lybrand the 24th day
of Aug. A.D. 19 89 at 4:33 o'clock P.M., and duly recorded in Vol. M89
of Authority to Solemnize on Page 15872
Marriages Evelyn Biehn County Clerk
By Caroline Muelendore

FEE \$5.00

4356

MT-21821
WARRANTY DEED

Vol. M89 Page 15873

QUENTIN R. RYCHARD and GEORGIA M. RYCHARD, husband and wife, as tenants by the entirety, Grantors, convey and warrant to GENEVA I. BOECKMAN and LISA M. ROBARE, Grantees, not as tenants in common, but with right of survivorship; that is, the fee shall vest in the survivor of the Grantees, and Grantees' heirs, successors and assigns, the following described real property free of encumbrances except as specifically set forth herein, all situate in the County of Klamath, State of Oregon, to-wit:

Lot 7, Block 12, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
2. Building and use restrictions, subject to the terms and provisions thereof, recorded May 5, 1967 in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
3. Easement, subject to the terms and provisions thereof, recorded May 22, 1967 in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative.

The true consideration for this conveyance is \$4,000.00.

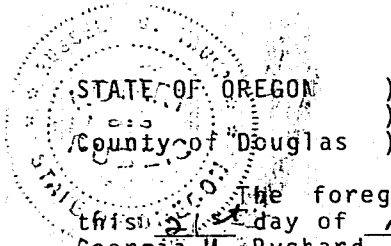
Until a change is requested, all tax statements shall be sent to the following address:

Geneva I. Boeckman
Lisa M. Robare
47529 Birch
Oakridge, OR 97463

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.

DATED this 21 day of August, 1989.

Quentin R. Rychar
Quentin R. Rychar
Georgia M. Rychar
Georgia M. Rychar



The foregoing instrument was acknowledged before me this 21st day of Aug., 1989, by Quentin R. Rychar and Georgia M. Rychar.

Russell H. Fox
Notary Public for Oregon
My Commission Expires: 11/20/93
STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 25th day of August A.D. 19 89
at 8:46 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 15873
Evelyn Biehn County Clerk
By Caroline Muelendore

After recording, return to:
Geneva I. Boeckman
Lisa M. Robare
47529 Birch
Oakridge, OR 97463

Fee, \$8.00

Deputy.