

47549

WARRANTY DEED

MTL 2770-LS

KNOW ALL MEN BY THESE PRESENTS, That GERALD G. RIEHL and KATSU RIEHL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG F. DYKES and TAMARA P. DYKES, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 9 in Block 14 of TRACT 1071, FIRST ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to: Contract of Sale dated February 28, 1986, recorded March 4, 1986, in Volume M86, Page 3629, Microfilm Records of Klamath County, Oregon, wherein the vendor is the State of Oregon, by and through the Director of Veterans' Affairs. The above Grantee agrees to assume and pay in full this obligation.

"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 those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 58,000.00

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 15 day of July, 1992 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.

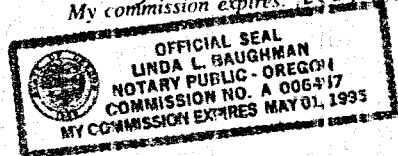
Gerald G. Riehl
KATSU RIEHL

STATE OF OREGON
County of Klamath
July 15, 1992

Personally appeared the above named GERALD G. RIEHL KATSU RIEHL

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

Before me: Linda L. Baughman Notary Public for Oregon My commission expires: 5-21-95



STATE OF OREGON, County of ) ss. The foregoing instrument was acknowledged before me this , 19 , by president, and by secretary of corporation, on behalf of the corporation. Notary Public for Oregon (SEAL) My commission expires:

GERALD G. RIEHL and KATSU RIEHL
6121 88TH ST. SW
TACOMA, WA 98499
CRAIG F. DYKES and TAMARA P. DYKES
1415 GEORGIANA
PORT ANGELOS, WA 98362
CRAIG F. DYKES and TAMARA P. DYKES
1415 GEORGIANA
PORT ANGELOS, WA 98362
CRAIG F. DYKES and TAMARA P. DYKES
1415 GEORGIANA
PORT ANGELOS, WA 98362

STATE OF OREGON. ss. County of Klamath I certify that the within instrument was received for record on the 15th day of July, 1992, at 2:47 o'clock P.M. and recorded in book M92 on page 15582 or as file/reel number 47549 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By David M. ... Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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