

NL 48115

MTZ 27989-KR

WARRANTY DEED

Vol. m92 Page 16697

KNOW ALL MEN BY THESE PRESENTS, That  
 HOWARD E. GRAVES and DORIS J. GRAVES, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 RICHARD A. PECHINKO and MARY J. PECHINKO, husband and wife  
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,  
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto  
 belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,  
 to-wit:

Lots 5 and 6, Block 12, ST. FRANCIS PARK, according to the official plat thereof  
 on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER  
 WITH the North 10 feet of the vacated alley lying immediately South of the above  
 described property.

SUBJECT TO: Trust Deed recorded June 4, 1979, in Volume M79, page 12872, Microfilm  
 Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and  
 Loan Association, as Beneficiary; and Trust Deed recorded August 19, 1991, in  
 Volume M91, page 16392, Microfilm Records of Klamath County, Oregon, in favor of  
 Donald R. Impett, as Beneficiary which the above named Grantees agree to assume and  
 pay in full both of the above described Trust Deeds as of the date of this Deed.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.  
 And grantor hereby covenants to and with 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 all those of  
 record and those apparent upon the land as of the date of this deed

and that  
 grantor will warrant and forever defend the 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 \$43,000.00

XXXXXX  
 In construing this deed, where the context so requires, the singular includes the plural and all grammatical  
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of July, 1992;  
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
 duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
 SCRIBED 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.

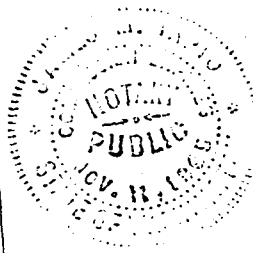
HOWARD E. GRAVES

DORIS J. GRAVES

WASHINGTON  
 STATE OF OREGON, County of Clark ss. July 24, 1992.

This instrument was acknowledged before me on  
 by HOWARD E. GRAVES and DORIS J. GRAVES

This instrument was acknowledged before me on  
 by Howard E. Graves & Doris J. Graves July 24, 1992.  
 as husband & wife  
 of



James M. Fazio  
 My commission expires 11/1/98 Notary Public for Oregon / Washington

HOWARD E. GRAVES & DORIS J. GRAVES  
 5113 NE 137th Ave.  
 Vancouver, WA 98682  
 Grantor's Name and Address  
 RICHARD A. PECHINKO & MARY J. PECHINKO  
 P.O. Box 323  
 Klamath Falls, OR 97601  
 Grantee's Name and Address  
 After recording return to (Name, Address, Zip):  
 RICHARD A. PECHINKO & MARY J. PECHINKO  
 P.O. Box 323  
 Klamath Falls, OR 97601  
 Until requested otherwise send all tax statements to (Name, Address, Zip):  
 RICHARD A. PECHINKO & MARY J. PECHINKO  
 P.O. Box 323  
 Klamath Falls, OR 97601

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath ss.

I certify that the within instrument  
 was received for record on the 28th day  
 of July, 1992, at  
 2:43 o'clock P.M., and recorded in  
 book/reel/volume No. M92 on page  
 16697 and/or as fee/file/instru-  
 ment/microfilm/reception No. 48115  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE  
 By Pauline Mullins Deputy

Fee \$30.00