84326

TITLE & ESCROW. INC.

WARRANTY DEED

07-14-94P03:49 RCVD

#03042025 AFTER RECORDING RETURN TO:

LEROY K. SCHELL DORRIS T. DE GARMO 5538 REEDER KOAD KLAMATH ALL.S 97605 UR

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

HELEN V. RUCONICH, INDIVIDUALLY AND AS TRUSTEE OF THE RUCONICH LOVING TRUST DATED JULY 31, 1990, hereinafter called GRANTOR(S), convey(s) to LERCY K. SCHELL and DORRIS T. DE GARMO, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East 21.15 feet of Lot 14 and all of Lot 15, Block 68, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29BD TL 16500



"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 REGULATIONS. PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.'

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$7,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the granter has executed this instrument this 14th day of July, 1994.

THE RUCONICH DOVING TRUST DATED JULY 31, 1990 rustee e. HELEN V. RUCONICH, TRUSTEE HELEN RUCONICH, ٧.

INDIVIDUALLY

STATE OF OREGON

County of Klamath



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The foregoing instrument was acknowledged before me this 14TH day of July, 1994, by HELEN V. RUCONICH, INDIVIDUALLY AND AS TRUSTEE OF THE RUCONICH LOVING TRUST DATED JULY 31, 1990.

Before me: Notary Public for Oregon My Commission Expires: January 31, 1998

))ss.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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