



## WARRANTY DEED

#03042025

AFTER RECORDING RETURN TO:

LEROY K. SCHELL

DORRIS T. DE GARMO

5538 REEDER ROADKLAMATH FALLS, OR 97603

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 LEROY 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

LKS  
C/O  
"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 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.

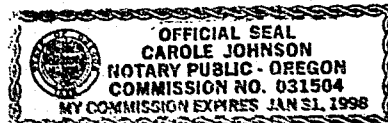
In construing this deed and where the context so requires, the  
singular includes the plural.

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

THE RUCONICH LOVING TRUST DATED JULY 31, 1990

Helen V. Ruconich Trustee      Helen V. Ruconich  
HELEN V. RUCONICH, TRUSTEE      HELEN V. RUCONICH, INDIVIDUALLY

STATE OF OREGON      )  
County of Klamath      ) ss.



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: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 14th day  
of July A.D., 19 94 at 3:49 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 21776.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Millendore

RECORDED  
INDEXED  
JUL 14 1994  
CLERK OF COUNTY  
OF OREGON