

85167

K-46392
WARRANTY DEED

STEVENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol 194 Page 23483

KNOW ALL MEN BY THESE PRESENTS, That Valeri R. Rychetsky, formerly Valeri R. Snodgrass hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lonnn C. Mitchell and Diane L. Mitchell, husband & wife as joint tenants with rights of survivorship hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 3 in Block 1 of KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. 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 12th day of April, 1985; 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.

(If executed by a corporation,
affix corporate seal)

Valeri R. Rychetsky

STATE OF OREGON,

County of Klamath

April 12th

1985

} ss.

Personally appeared the above named
Valeri R. Rychetsky

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

(OFFICIAL
SEAL)

Before J. S. [Signature]
Notary Public for Oregon

My commission expires: 9/1/88

STATE OF OREGON, County of

} ss.

Personally appeared

and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

VALERI R. RYCHETSKY

GRANTOR'S NAME AND ADDRESS

LONN C. MITCHELL

DIANE L. MITCHELL

GRANTEE'S NAME AND ADDRESS

After recording return to:

LONN C. & DIANE L. MITCHELL
P.O. BOX 362

KENO, OREGON 97627

NAME, ADDRESS, ZIP

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

LONN C. MITCHELL

DIANE L. MITCHELL

P.O. BOX 362

KENO, OREGON 97627 ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 1st day of Aug, 1984 at 3:19 o'clock P.M. and recorded in book/reel/volume No. M94 on page 23483 or as document/fee/file/instrument/microfilm No. 85167, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

Fee \$30.00