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08-12-94A10:47 RCVD

MTC 1396-1164

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WARRANTY DEED

EDWARD Rychetsky Jr.

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
EDWARD Rychetsky Jr. and Valeri R. Rychetsky or the survivor thereof  
 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:

Lot 16, Block 3, Klamath River ACRES,  
Klamath County, OREGON.

MOUNTAIN TITLE COMPANY, has recorded this  
 instrument by request as an accommodation only,  
 and has not examined it for regularity and sufficiency  
 or as to its effect upon the title to any real property  
 that may be described therein.

(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 those  
of record.

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 \$ 0.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). (The sentence between the symbols, if not applicable should be deleted. See ORS 93.030.)

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 11 day of August, 1994;  
 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 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 30.930.

*Edward Rychetsky Jr.*

STATE OF OREGON, County of Klamath  
 This instrument was acknowledged before me on August 11, 1994,

by Edward Rychetsky Jr.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
 DARLEEN MACARTHUR  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 029458  
 MY COMMISSION EXPIRES NOV 07, 1997

*Darleen MacArthur*

Notary Public for Oregon

My commission expires 11-7-97

EDWARD Rychetsky Jr.

Grantor's Name and Address

EDWARD Rychetsky Jr.  
Valeri R. Rychetsky

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
EDWARD Rychetsky Jr.  
VALERI R. Rychetsky  
P.O. Box 325 Keno, OR 97627

Until requested otherwise send all tax statements to (Name, Address, Zip):  
EDWARD Rychetsky Jr.  
VALERI R. Rychetsky  
P.O. Box 325 Keno, OR 97627

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 12th day  
 of Aug, 1994, at  
10:47 o'clock A.M., and recorded in  
 book/reel/volume No. M94 on page  
24974 and/or as fee/tile/instru-  
 ment/microfilm/reception No. 85858,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

B. Ouellette Mullins, Deputy.

Fee \$30.00