

7281

10-06-95P03:31 RCVD

Vol. M95 Page 27147
Aspen
 TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 05043663

 AFTER RECORDING RETURN TO:
 Mr. and Mrs. Kelly Jon Reynolds
2034 Fremont
Klamath Falls, OR 97601

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS: Fee. \$30.00
 SAME AS ABOVE

 WARRANTY DEED STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
 on this 6th day of October A.D., 19 95
 at 3:31 o'clock P. M. and duly recorded
 in Vol. M95 of Deeds Page 27147.
 Bernetha G. Letsch County Clerk
 By Annette Mueller Deputy.

ANDREI VICTOR RYKOFF, also known as ANDREI RYKOFF, and CAROL ANN RYKOFF, husband and wife, hereinafter called GRANTOR(S), convey(s) to KELLY JON REYNOLDS and LEAH E. REYNOLDS, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 8 in Block 6, Tract No. 1140, LYNNEWOOD FIRST ADDITION, in the County of Klamath, State of Oregon.

Code 1, Map 3808-25DD, Tax Lot 6700

"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 \$25,000.00.

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 4th day of October, 1995.

Andrei Rykoff by Carol Rykoff
 ANDREI RYKOFF also known as
 ANDREI VICTOR RYKOFF

Carol Ann Rykoff
 CAROL ANN RYKOFF

STATE OF OREGON, County of Klamath)ss.

On October 6, 1995, personally appeared Carol Ann Rykoff who signed the above document both for herself and as Attorney in Fact for Andrei Rykoff, aka Andrei Victor Rykoff, and she acknowledged that she signed it as her voluntary act and deed and that of said principal

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 1997
