

97 MAR 27 AM 37

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046076

AFTER RECORDING RETURN TO:
BRUCE REPCHINUCK10237 Mantova Ct.
Sacramento, CA 95829

Aspen Title & Escrow

on this 27th day of March A.D., 1997
at 11:37 o'clock AM and duly recorded
in Vol. M97 of Deeds Page 8965

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross
Fee, \$30.00

Deputy.

DOROTHY MARIE SMITH, hereinafter called GRANTOR(S), convey(s) to
BRUCE REPCHINUCK, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lots 2, 3 and 4, Block 2, LONE PINE ON THE SPRAGUE, in the
County of Klamath, State of Oregon.

CODE 8 MAP 3509-14A0 TL 4700

"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, contracts and/or
liens for irrigation and/or drainage,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
\$5,000.00.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 21st day of March, 1997.Dorothy Marie Smith
DOROTHY MARIE SMITHSTATE OF CALIFORNIA)
COUNTY OF Ventura) ss.On March 26, 1997 before me, Julie Hasler,
personally appeared DOROTHY MARIE SMITH, personally known to me
(or proved to me on the basis of satisfactory evidence) to be
the person whose name is subscribed to the within instrument
and acknowledged to me that she executed the same in her
authorized capacity(ies), and that by her signature on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.Signature Julie Hasler
My commission expires: 6-14-98