

NS	45165	'97 SEP 12 P1:52	Vol. <u>177</u> Page <u>30015</u>	Ch. <u>11</u>
M. BRUCE REPCHINUCK 10237 Mantova Court Sacramento, CA 95829 <small>Grantor's Name and Address</small>			STATE OF OREGON, } ss. County of _____	
M. BRUCE REPCHINUCK 10237 Mantova Court Sacramento, CA 95829 <small>Grantee's Name and Address</small>			I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instru- ment/microfilm/reception No. _____ Record of Deeds of said County. Witness my hand and seal of County affixed.	
After recording, return to (Name, Address, Zip): M. BRUCE REPCHINUCK 10237 Mantova Court Sacramento, CA 95829			SPACE RESERVED FOR RECORDER'S USE	
Until requested otherwise, send all tax statements to (Name, Address, Zip): M. BRUCE REPCHINUCK 10237 Mantova Court Sacramento, CA 95829			NAME _____ TITLE _____ By _____, Deputy.	

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that M. BRUCE REPCHINUCK

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL BRUCE REPCHINUCK,  
 as Trustee of the MICHAEL BRUCE REPCHINUCK REVOCABLE TRUST

hereinafter called 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:  
Lots 2,3 and 4, Block 2, LONE PINE ON THE SPRAGUE, in the County of  
Klamath, State of Oregon.

CODE 8 MPA 3509-14A0 TL 4700

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): \_\_\_\_\_

\_\_\_\_\_, 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- gift. © However, the  
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
 which) consideration. © (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 26th day of August, 1997; if grantor  
 is a corporation, 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 REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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.

M. Bruce Repchinuck  
 M. BRUCE REPCHINUCK

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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

by \_\_\_\_\_

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires \_\_\_\_\_

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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

30016

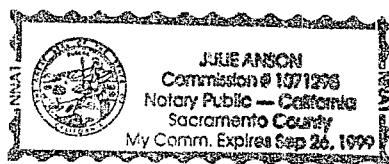
State of CALIFORNIA

County of SACRAMENTO

On August 26, 1997 before me, Julie Anson, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared M. BRUCE REPCHINUCK  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Julie Anson  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: August 26, 1997 Number of Pages: 1

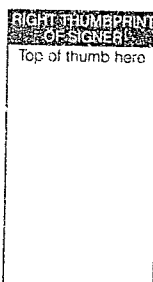
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: M. Bruce Repchinuck

- ☒ Individual
- ☐ Corporate Officer  
 Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

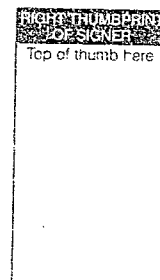
Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer  
 Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of M. Bruce Repchinuck the 12th day  
 of Sept A.D., 19 97 at 1:52 o'clock P. M., and duly recorded in Vol. M97  
 of Deeds on Page 30015.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross