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97 SEP 12 P1:53

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M. BRUCE REPCHINUCK

10237 Mantova Court
Sacramento, CA 95829

Grantor's Name and Address

M. BRUCE REPCHINUCK

10237 Mantova Court
Sacramento, CA 95829

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

M. BRUCE REPCHINUCK

10237 Mantova Court

Sacramento, CA 95829

Until requested otherwise, send all tax statements to (Name, Address, Zip):

M. BRUCE REPCHINUCK

10237 Mantova Court

Sacramento, CA 95829

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

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/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

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 5 and 6 Block 1 and Lots 20 and 21 Block 2 Lone Pine on the Srrague According to the Duly Recorded Plat There of on File in the Office of the County Clerk of Klamath County Oregon Together with an undivided 4/80 Interest in and to the Following A Tract 1ct Situated in the SW 1/4 SE 1/4 of Section 11 and the NE 1/4 of Section 14 all in twp. 355. R 9. E.UM. Klamath County Oregon.

Footage Description in the County Records.

(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 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.

M. Bruce Repchinnuck

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 _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

30018

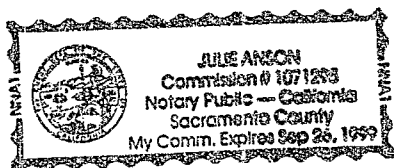
State of CALIFORNIA

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: _____

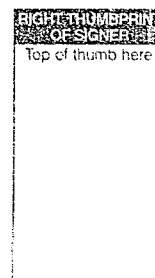
Signer Is Representing: _____



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 96 at 1:53 o'clock P M., and duly recorded in Vol. M97 of Deeds on Page 30017.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bethann K. Ross