

46054-MS

67039

WARRANTY DEED

Vol. 198 Page 35864

KNOW ALL MEN BY THESE PRESENTS, That

CAMERON F. WOGAN and MARY

LOU WOGAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARINA V. RYKOFF

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:

Lots 2 and 3, Block 62, BUNNA VISTA ADDITION TO THE City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

98 SEP 30 AM 1:27

(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 those apparent to the land, if any, as of the date of this deed

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 \$ 29,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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.

In Witness Whereof, the grantor has executed this instrument this 23rd day of July, 1993

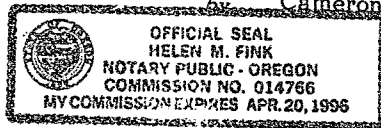
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CAMERON F. WOGAN

MARY LOU WOGAN

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 23rd, 1993 by Cameron F. Wogan and Mary Lou Wogan



My commission expires 4/20/95

Notary Public for Oregon

Cameron F. and Mary Lou Wogan
2034 Fremont Street
Klamath Falls, OR 97601

Grantor's Name and Address

Marina V. Rykoff
334 Trinity
Klamath Falls, OR 97601

Grantee's Name and Address

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

Marina V. Rykoff

334 Trinity

Klamath Falls, OR 97601

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

Marina V. Rykoff

334 Trinity

Klamath Falls, OR 97601

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 30th day of September, 1998, at 11:27 o'clock AM., and recorded in book/reel/volume No. 198 on page 35864 and/or as fee/file/instrument/microfilm/reception No. 67039, of the Deeds Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy.

Fee \$30.00