

88-7074 80.49 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Jan-Udo Wenzel and Linda M. Wenzel, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard G. Vaughn and Sharon R. Vaughn, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1 and 2 (North  $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 3, Township 40 South, Range 11 East of the Willamette Meridian,

EXCEPTING that portion conveyed to the United States of America by Iona J. Fordney, et vir, by deed dated December 8, 1925, recorded January 25, 1926 in Book 69 at page 266, Deed Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.

(CONTINUED ON REVERSE) and that grantor will warrant and forever defend the said 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 \$ 43,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols  $\textcircled{1}$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of June, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath  
June 25, 1974

Personally appeared the above named

Robert S. Hamilton, attorney  
in fact for Jan-Udo Wenzel  
and Linda M. Wenzel

his foregoing instru-  
ment to be his  
voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 3/7/76

STATE OF OREGON, County of

Personally appeared

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Jan-Udo Wenzel  
P. O. Box 3022  
Sherwood Park, Alberta, Canada

Richard G. Vaughn  
Rt. 1 Box 44  
Bonanza, Oregon

After recording return to:

Richard G. Vaughn  
Rt. 1 Box 44  
Bonanza, Oregon

Until a change is requested all tax statements shall be sent to the following address:

First Federal Savings & Loan  
540 Main Street  
Klamath Falls, Or. 97601

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
day of 19

at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By

Recording Officer  
Deputy



EXCEPTIONS CONTINUED.

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2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. Mortgage, including the terms and provisions thereof, dated August 16, 1972, recorded August 21, 1972 in Book M-72 at page 9331, Microfilm Records, given to secure the payment of \$31,000.00 with interest thereon and such future advances as may be provided therein, executed by Jan-Udo Wenzel and Linda M. Wenzel to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation.

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
Transamerica Title Insurance Company  
on this 25 day of June A.D. 19 74  
at 3:30 o'clock P M, and duly  
recorded in Vol. M-74 of Deed  
Page 7836  
Wm D. MILNE, County Clerk  
By Hazel D. [Signature] Deputy  
Fee \$1.00