

1-1-74

77685

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Wendt Homes, inc.

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

Maria Schneider

, 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:

The Northerly 73 feet of Lots 3 and 4, Block 14, BUENA VISTA ADDITION to the City of Klamath Falls, State of Oregon.

(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 conditions, covenants, restrictions, reservations, rights, rights of way, and easements, now of record

and that

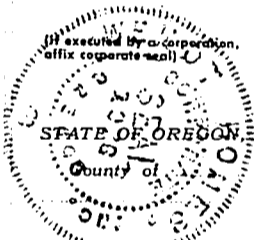
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,950.00

① However, the consideration shall not include any property not shown on the map or plat which is the whole or part of the consideration (indicate which). ② (The sentence between the symbols 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 3 day of December, 1979; 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.



Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.  
December 3, 1979

Personally appeared R. A. Kent and L. V. Wetter 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

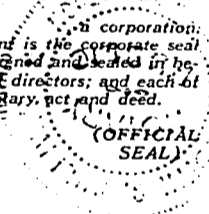
Wendt Homes, inc.

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:

Judith G. Sullivan  
Notary Public for Oregon

My commission expires: 4-27-82



Wendt Homes, inc.

P. O. Box 1329

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Maria Schneider

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maria Schneider

724 Mt. Pitt

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Maria Schneider

724 Mt. Pitt

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of December, 1979, at 3:55 o'clock P.M., and recorded in book/reel/volume No. 179 on page 28067 or as document/fee/file/instrument/microfilm No. 77485. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Deborah A. H. W.* Deputy

Fee \$3.50