

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gladys R. Lindsey Vol. 184 Page 130

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerome F. and Jean N. Wencil, 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 38 and 39, FIRST ADDITION TO SPORTSMAN PARK, in the County of Klamath State of Oregon

Subject to exceptions 1, 2, 3, 4, and 5 TransAmerica Title Report 38-26949. Dated November 21, 1983

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 exceptions noted above.

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 \$ 17,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 16 day of December, 1983; 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 ss. Dec. 16, 1983

Personally appeared the above named

Gladys R. Lindsey

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-23-85

STATE OF OREGON, County of Klamath ss. 1983

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

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)

Gladys R. Lindsey  
P.O. Box 793  
Medford Or. 97501  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerome F. Wencil Et ux  
2635 Auburn  
Klamath Falls Or. 97601  
NAME, ADDRESS, ZIP

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

Jerome F. Wencil  
2635 Auburn  
Klamath Falls Or. 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of January, 1984, at 10:30 o'clock A.M., and recorded in book/reel/volume No. 184 on page 130 or as document/fee/file/instrument/microfilm No. 32178. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE  
Fee: \$4.00 By [Signature] Deputy

SPACE RESERVED FOR RECORDER'S USE