

KNOW ALL MEN BY THESE PRESENTS, That MARIE E. SANTANGELO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. WENSTROM and DOLLY WENSTROM, husband and wife, hereinafter called the grantees, 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:

Lot 748, Block 117, MILLS 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.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1987, a lien, not yet due and payable.
2. City Lien, in favor of the City of Klamath Falls,

Docketed: September 6, 1984

Improvement Unit: 295, Card 394

Unpaid principal balance: \$1,049.20

BUYER HEREBY AGREES TO ASSUME AND PAY IN FULL SAID CITY LIEN.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantees 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 as shown above and those of record and apparent upon the land, as of the date of this Deed, 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 \$ 24,500.00. 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 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 2nd day of October, 1986, 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.

Marie E. Santangelo
Marie E. Santangelo

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

10/2

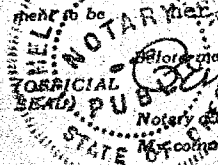
1986

Personally appeared the above named

Marie E. Santangelo

and acknowledged the foregoing instrument to be

voluntary act and deed.



Notary Public for Oregon

My commission expires: 8/16/88

Marie E. Santangelo

GRANTOR'S NAME AND ADDRESS

James R. & Dolly Wenstrom

2260 Applegate

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ and
_____ 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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
2nd day of October, 1986,
at 12:27 o'clock P. M., and recorded
in book 386 on page 17956 or as
file/reel number 66655.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By _____ Deputy

Fee: \$10.00