MOUNTAIN TITLE COMPANY

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MITC NY BER 75-2 Vol. M81 Page 1 KNOW ALL MEN BY THESE PRESENTS, That JAMES T. WILSON & KAREN R. WILSON, husband

----hereinalter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL H. WIETLISBACH & BRIDGET A. WIETLISBACH, 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:

Lot 12 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath

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"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 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 those

of record and apparent upon the land, if any, as of the date of this deed

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 \$ 60,000.00

A TAXALLER A A REAL RANGE R 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 50° day of June

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers; duly authorized thereto by

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famest. Ullesen Tames T. Wilson Karen R. Wilson (If associated by a corp attin corporate soul) STATE OF OREGON STATE OF OREGON, County County of Klamath Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named Janes T. Wilson & Karen R. president and that the latter is the Wilson secretary of Wand acknowledged the foregoing instruand that the seal affixed to the foregoing instrument is the corporation, 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: their voluntary act and deed (OFFICIA (OFFICIAL SEAL) Notary Public Sor Oregon Notary Public for Oregon commission expires: My commission expires: JAMES T. & KAREN R. WILSON STATE OF OREGON, GRANTOR & NAME AND ADDRESS SS. County of Klamath PAUL H. & BRIDGET A. WIETLISBACH I certify that the within instru-6712 Shasta Way ment was received for record on the Klamath Falls, Or 97603 lst day ofJuly.......,*19*...8.7.., GRANTER S NAME AND ADDRESS at 11:56 o'clock A.M., and recorded SPACE RESERVED in book M87....on page 115.48 or as FOR GRANTEE file/reel number 7.6412....., RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of NAWE, ADDRESS, 211 County affixed. and a requested all If be sent to the following address Evelyn Biehn, County Clerk By THM Smith Deputy GRANTEE NAME, ADDRESS, ZIP Fee: \$10.00

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