

MTL # 18381

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77969

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WENDY JO WENNER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantee paid by STEVE WILLSTATTER, a single man, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs, survivors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 in Block 35 of HILLSIDE 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.

To have and to hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

Grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by grantees, 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 \$13,000.00. 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.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of July, 1987.

Wendy Jo Wenner
WENDY JO WENNER

Washington
STATE OF OREGON)
County of ~~Klamath~~ Snahomish) ss.

14365

On this 14th day of July, 1987, personally appeared
Wendy Jo Wenner, and acknowledged the foregoing instrument to be
her voluntary act and deed.

Karen J. Medley
Notary Public for Oregon Washington
My Commission expires: 7-15-88

Seller's name and address:

Wendy Jo Wenner

Buyer's name and address:

Steve Willstatter
128 Central
Ashland, OR 97520

After recording return to:

Steve Willstatter
128 Central
Ashland, OR 97520

Mail tax statements to:

Steve Willstatter
128 Central
Ashland, OR 97520

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was
received for record on the 11th day of August,
1987, at 11:17 o'clock A.m., and recorded in
book/reel/volume No. M87 on page 14364 or as
document/fee/file/instrument/microfilm No. 77969,
Record of Deeds of said County.

Name Evelyn Biehn, County Clerk Title

By Sam Smith

Fee: \$14.00