

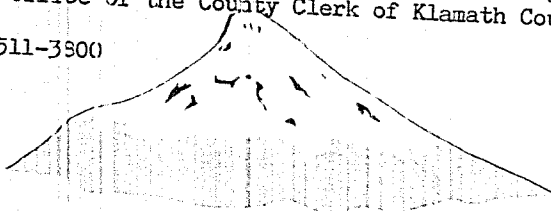
MTC-19421 P

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. WIMMER &amp; ALMA L. WIMMER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. BELT & TERRIE R. BELT, 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 19 in Block 2 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-1511-3800



## 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 use."

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 appertaining 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 \$38,000.00

There is no other consideration or value of any kind or nature given or promised by the grantor to the grantee, except the consideration herein stated, and the same shall be deemed to be the full and complete consideration for the premises hereinafter described.

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 27th day of July, 1988, 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)

Frank R. Wimmer  
Frank R. Wimmer

Alma L. Wimmer  
Alma L. Wimmer

STATE OF OREGON, County of Klamath, ss.

Personally appeared \_\_\_\_\_, 1988.

\_\_\_\_\_ 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 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)

STATE OF OREGON,

County of Klamath, ss.

7/27, 1988

Personally appeared the above named

Frank R. Wimmer & Alma L. Wimmer

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

Before me:

Amelays Prince

Notary Public for Oregon

My commission expires: 8-16-88

Frank R. & Alma L. Wimmer

PO Box 84

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

James F. & Terrie R. Belt

3901 Bartlett Ave.

Klamath Falls, OR 97603

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

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 29th day of July, 1988, at 9:17 o'clock A.M., and recorded in book M88 on page 12117 or as file/reel number 89809, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Pauline Mullendor Deputy

Fee \$8.00