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ATC 4 02033423

**Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:

WAYNE WESTPHAL
SHARON WESTPHAL
P.O. Box 125
Windsor, Ca. 95492UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEFarmers & Merchants National Bank of Hatton, North Dakota,
hereinafter called GRANTOR(S), convey(s) to WAYNE WESTPHAL AND
SHARON WESTPHAL, Husband and Wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:Lots 2 and 3, Block 2, KLAMATH RIVER ACRES, in the County of
Klamath, State of Oregon.CODE 97 MAP 3908-3180 TL 8700 KEY #499794
CODE 97 MAP 3908-3180 TL 8800 KEY #499785"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."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Conditions,
Restrictions as shown on the recorded plat of Klamath River
Acres. 2) This property lies within and is subject to the
levies and assessments of the Klamath Acres Road District.and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$8,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 12th day of July 1989.FARMERS & MERCHANTS NATIONAL BANK OF HATTON, NORTH DAKOTA
BY: [Signature] TITLE: Vice President & CashierSTATE OF ND, County of Traill ss.This instrument was acknowledged before me on July 17th,
1989 by [Signature]as Vice President - Cashier
of Farmers & Merchants National Bank of Hatton, North Dakota
and acknowledged the foregoing instrument to be
voluntary act and deed.Before me: [Signature]
Notary Public for South Dakota
My Commission Expires: MARDELLE NAASTAD
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires AUG. 21, 1990

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 24th day
of July, A.D., 19 89 at 3:06 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 13476
By Evelyn Biehn County Clerk
By [Signature]

FEE \$8.00

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