



ATC # 05033567

WARRANTY DEED

AFTER RECORDING RETURN TO:
SCOTT WAMPLER
SANDRA K. WAMPLER
P.O. Box 251
Keno, Or. 97627

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN MOHWINKEL AND PAT MOHWINKEL, Husband and Wife hereinafter called GRANTOR(S), convey(s) to SCOTT WAMPLER AND SANDRA K. WAMPLER, Husband and Wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 29, Block 49, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

CODE 114 MAP 3811-15DO TL 2000

SW
SKW
"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) Taxes for the year 1989-90 are now a lien but not yet payable. 2) Subject to rules and regulations of Fire Patrol District. 3) Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66, Unit, Plat No. 2. 4) Easement, including the terms and provisions thereof for Electric and Telephone transmission lines recorded November 6, 1951 in Book 254 Page 449. 5) Subject to an undivided 1/2 interest in mineral rights as reserved in deed from Glen C. Lorenz and Kathryn Lorenz to J.L. Sparretorn, recorded September 2, 1933 in Book 101 at Page 364, Deed Records of Klamath County, Oregon.

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 \$18,000.00

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 13th day of July 1989.

John Mohwinkel
JOHN MOHWINKEL

Pat Mohwinkel
PAT MOHWINKEL

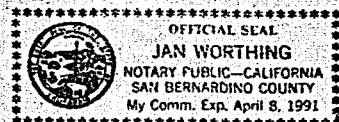
STATE OF CALIFORNIA, County of SAN BERNARDINO) ss.

Dated July 19, 1989

Personally appeared the above named JOHN MOHWINKEL AND PAT MOHWINKEL and acknowledged the foregoing instrument to be their voluntary act and deed, and proved to me on the basis of satisfactory evidence

Before me:

Jan Worthling
Notary Public for SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
My Commission Expires: 4/8/91



89 JUL 25 AM 11 06

WARRANTY DEED

8300 N. 10th St.
Keno, Or. 97627
P.O. Box 251
SANDRA K. WAMPLER
SCOTT WAMPLER
AFTER RECORDING RETURN TO:

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of July A.D. 19 89 at 11:06 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 13519

FEE \$13.00

Evelyn Biehn County Clerk

By [Signature]

APPROVED USES."
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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN

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lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$18,000.00

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 13th day of July 1989.

[Signature]
PAT MOHWINKEL

STATE OF CALIFORNIA, County of SAN BERNARDINO (ss.)

Personally appeared the above named JOHN MOHWINKEL and PAT
MOHWINKEL and acknowledged the foregoing instrument to be their
voluntary act and deed, and proved to me on the basis of satisfactory evidence

Before me:
Notary Public for the State of California
My Commission Expires: May 1, 1991

