

9577

MTL 66013

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JESSE WEIGEL, an unmarried man, and RICH CRISTINA and DIANE CRISTINA, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES V. GEBHART and MURAY R. GEBHART, as Trustee under Revocable **, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

**Trust Agreement dated December 7, 1989 between Charles V. Gebhart and Muray R. Gebhart as Trustors and Trustee,

Lot 11 in Block 3 of Tract No. 1155, Twin River View, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT # 3407-3360-2400

"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 and the above granted premises, free from all encumbrances

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 \$ 87,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 December, 19 89; 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.

JESSE WEIGEL

RICH CRISTINA

DIANE CRISTINA

STATE OF ~~CALIFORNIA~~ CALIFORNIA)
County of SANTA CRUZ

STATE OF OREGON, County of _____

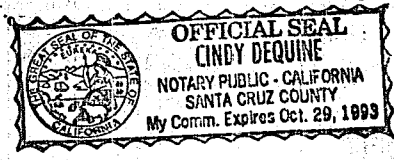
STATE OF CALIFORNIA
County of Santa Cruz } ss.

On December 27, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Jesse Weigel, Rich Cristina and Diane Cristina

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/y executed it.

Cindy Dequine
NOTARY PUBLIC

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 40 - 1/83



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|--|--|
| Jesse Weigel, et al | |
| 617 Burlingame | |
| Capitola, CA 95010 | |
| GRANTOR'S NAME AND ADDRESS | |
| Mr. and Mrs. Charles Gebhart | |
| P. O. Box 1407 | |
| Gardnerville, NV 89410 | |
| GRANTEE'S NAME AND ADDRESS | |
| Redding Title Company #889058 | |
| 201 River St. | |
| Santa Cruz, CA 95060 | |
| NAME, ADDRESS, ZIP | |
| If a charge is requested, all fee statements shall be sent to the following address: | |
| Mr. and Mrs. Charles Gebhart | |
| P. O. Box 1407 | |
| Gardnerville, NV 89410 | |
| NAME, ADDRESS, ZIP | |

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| STATE OF OREGON, | |
| County of <u>Klamath</u> ss. | |
| I certify that the within instrument was received for record on the <u>29</u> day of <u>Dec</u> , 19 <u>89</u> , at <u>8:30</u> o'clock <u>A</u> M., and recorded in book <u>M89</u> on page <u>25115</u> or as file/reel number <u>9577</u> . | |
| Record of Deeds of said county. | |
| Witness my hand and seal of County affixed. | |
| Evelyn Biehn | |
| 8.00 | |
| By <u>Bernetha A. Helich</u> Recording Officer Deputy | |