

13256

MTC #23068-D

**WARRANTY DEED**

Vol. m90 Page. 6379

3256 MTC #23000  
KNOW ALL MEN BY THESE PRESENTS, That GLETA WAMPLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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:

Lot 1, Block 2, TRACT 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3408 02780 05300

90 APR 5 AM 11 59

"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 except all those of record and those apparent upon the land, if any, as of the date of this deed. and that

grantee 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.

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 \$ 20,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 2 day of March ~~April~~ 19 90 ;

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.

J. Anita Wampler

X Greta Wampler  
Greta Wampler

STATE OF OREGON,  
County of Klamath ss.  
March April 2, 1990.

Personally appeared the above named \_\_\_\_\_  
Gleta Wampler \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ her \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL) Before me, Patricia F. Tucker  
Notary Public for Oregon  
My commission expires: 6-16-92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_, 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 \_\_\_\_\_.

\_\_\_\_\_ 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:*

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Gleta Wampler  
P.O. Box 134  
Chiloquin, OR 97624

Marquis  
7028 East Roundup Way  
Orange, CA 92669

After recording return to:  
Marquis  
7028 East Roundup Way  
Orange, CA 92669

Until a change is requested all tax statements shall be sent to the following address:

**Marquis**  
**7028 East Roundup Way**  
**Orange, CA 92669**

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 6th  
day of April, 19 90,  
at 11:59 o'clock A.M., and recorded  
in book M90 on page 6379 or as  
file/reel number 13256.

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quinn M. Miller Deputy

Fee: \$28.00

**MOUNTAIN TITLE COMPANY**