15128 MTC 23520 WARRANTY DEED Vol. M90 Page 9676

KNOW ALL MEN BY THESE PRESENTS, That Gleta Wampler hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peggy Ann Wiggins, 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 7, Block 11, TRACT 1107, FIRST ADDITION TO 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 027B0 01100

'90 MAY 22 AM 9 18

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 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 to the land as of the date of this deed. 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 $ 21,000.00 .

~~(Here comply with requirements of 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 11 day of May, 1990; 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.

Gleta Wampler

Gleta Wampler

STATE OF OREGON, County of Klamath) ss.
May 11, 1990

Personally appeared the above named Gleta Wampler and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Darlene Mueller
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-92

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

Personally appeared 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Gleta Wampler
P.O. Box 134
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Peggy Ann Wiggins
2084 Meadowlark Ranch Circle
San Marcos, CA 90269
GRANTEE'S NAME AND ADDRESS

After recording return to:
Peggy Ann Wiggins
2084 Meadowlark Ranch Circle
San Marcos, CA 90269
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Peggy Ann Wiggins
2084 Meadowlark Ranch Circle
San Marcos, CA 90269
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 22nd day of May, 19 90, at 9:18 o'clock AM., and recorded in book M90 on page 9676 or as file/reel number 15128, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mueller Deputy

Fee $28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

Unofficial Copy