

KNOW ALL MEN BY THESE PRESENTS, That
THELMA M. MUNN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARK R. WROTEN and DEBRA S. WROTEN, husband and wife, 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 6 in Block 21 of FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907 026D0 05000

"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 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 \$ 9,000.00.

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 21 day of June, 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.

Thelma M. Munn
Thelma M. Munn

STATE OF ~~OREGON~~ CALIFORNIA)
County of Los Angeles) ss.
June 21, 19 90

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:

*** Personally appeared the above named _____
Thelma M. Munn ***

and acknowledged the foregoing instrument to be the deed.

OFFICIAL SEAL
JANET L. LITCHFIELD
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My commission expires:
May 20, 1994

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| Thelma M. Munn |
| 10019 Glory |
| Tujunga, CA 91042 |
| GRANTOR'S NAME AND ADDRESS |
| Clark & Debra Wroten |
| 7341 Eleanor Ave. #36 |
| Oakdale, CA 95361 |
| GRANTEE'S NAME AND ADDRESS |
| After recording return to: |
| SAME AS GRANTEE |
| NAME, ADDRESS, ZIP |
| Until a change is requested all tax statements shall be sent to the following address: |
| SAME AS GRANTEE |
| NAME, ADDRESS, ZIP |

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 25th day of June, 19 90, at 2:55 o'clock PM, and recorded in book M90 on page 12449 or as file/roll number 16688, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulenders Deputy

Fee \$28.00