

KNOW ALL MEN BY THESE PRESENTS, that John J. Willis, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William H. Wagner and Vivian E. Wagner, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 18, Block 17, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3711-022C0-02500.

## 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 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 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 \$ 2,600.00

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 17th day of August, 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.

STATE OF OREGON,  
County of Curry, ss.  
August 17, 19 90.

Personally appeared the above named  
John J. Willis and

and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me,

[Signature]  
Notary Public for Oregon  
My commission expires: 4-8-91



STATE OF OREGON, County of \_\_\_\_\_) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

John J. Willis  
1333 Ranson Avenue  
Brookings, OR 97415  
GRANTEE'S NAME AND ADDRESS  
William H. Wagner & Vivian E. Wagner  
P.O. Box 392  
Bonanza, OR 97623  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is received all my 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 23rd  
day of Aug., 1990  
at 9:39 o'clock A.M., and recorded  
in book M90 on page 16949 or as  
file/reel number 19268

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullendore Deputy

Fee \$28.00