



K-42951

STATUTORY WARRANTY DEED
(Individual or Corporation)

RONALD E. HOLCOMB SR. AND PATRICIA R. HOLCOMB

conveys and warrants to CLARK WROTEN AND DEBRA WROTEN, husband and wife, Grantor,

the following described real property in the County of Klamath and State of Oregon, Grantee,

Lots 4 and 9 in Block 115 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO Trust Deed, including the terms and provisions thereof dated July 29, 1972, recorded September 1, 1972 in Volume M72 page 9884, Mortgage records of Klamath County, Oregon in favor of First Bank Mortgage Corporation and assigned to Federal National Mortgage Association, which Grantees herein do not assume and agree to pay.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 41,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 1st day of March 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Ronald E. Holcomb Sr.
RONALD E. HOLCOMB SR.

X Patricia R. Holcomb
PATRICIA R. HOLCOMB

STATE OF OREGON, County of Lane)ss.

The foregoing instrument was acknowledged before me this 1st day of March 19 91

by Ronald E. Holcomb Sr. and

Patricia R. Holcomb

Linda A. Westphal



OFFICIAL SEAL
LINDA A. WESTPHAL
NOTARY PUBLIC - OREGON
COMMISSION NO. 000728
MY COMMISSION EXPIRES JULY 26, 1994

Notary Public for Oregon
My commission expires:

7-26-94

After recording return to:

Mr. & Mrs. Clark Wroten
1530 California Ave.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same As Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____ and

by _____ of _____

a corporation, on behalf of the corporation.

Notary Public for Oregon
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 11th day of March A.D. 19 91

at 2:16 o'clock P M. and duly recorded

in Vol. M91 of Deeds Page 4354

Evelyn Biehn County Clerk

By Debra Mueland

Fee, \$28.00

Deputy.