

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHNNIE L. WOLVERTON, hereinafter referred to as grantor, for the consideration hereinafter stated, does hereby convey and warrants unto TERRY W. EMMERT, hereinafter referred to as grantee, and unto grantees' heirs, successors and assigns all of the following described property free of all encumbrances, taxes, assessments, judgments or liens of any kind. Grantor further warrants that the property is presently zoned and in all manner suitable for immediate construction of a residence.

The property hereby conveyed is situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot 1, Block 3, of Latakemie Shores, according to the duly recorded plat thereof on file in the official records of said county.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$15,000.

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration. This is being traded for other property and the consideration is a negotiated amount which does not reflect any attempt to determine the true cash value.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantors have executed this statutory warranty deed this ~~January~~ <sup>February</sup> 20, 1990.

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. (ORS 93.040)

JOHNNIE L. WOLVERTON

STATE OF HAWAII, Island of Honolulu

Personally appeared before me the above named JOHNNIE L. WOLVERTON and acknowledged this instrument to be his voluntary act and deed, this ~~January~~ <sup>February</sup> 20, 1990.

Ernestine H. Niihale  
Notary Public for Hawaii  
My commission expires 10-14-93

Mail tax statements to: TERRY W. EMMERT, 11811 SE HWY. 212  
CLACKAMAS, OR 97015

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George Hoselton the 19th day of April A.D., 19 91 at 11:09 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 7177

FEE \$28.00

Evelyn Biehn County Clerk

By Doreen Mullins

Return: George Hoselton  
P.O. Box 1293  
Clackamas, Or. 97015

APR 11 1991