

30063

WARRANTY DEED

Vol. m91 Page 10315KNOW ALL MEN BY THESE PRESENTS, That JAMES R. WENSTROM AND DOLLY S. WENSTROM,  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID B. SWEENEY  
AND LYNETTE Y. NICKEL, 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 1 in Block 2 of CASA MAMANA, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

## 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 those  
of record and apparent to the land

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 \$ 54,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/  
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
See 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 28 day of May, 19 91;  
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.

Alaska  
STATE OF OREGON, )  
County of Juneau ) ss.  
May 28, 19 91

James R. Wenstrom  
James R. Wenstrom

Dolly S. Wenstrom  
Dolly S. Wenstrom

Personally appeared the above named  
James R. and Dolly S.  
Wenstrom

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

Before me:

Jeann Crawford  
Notary Public for Alaska  
My commission expires:  
June 30, 1993

Alaska N/A  
STATE OF OREGON, County of Juneau ) ss.  
The foregoing instrument was acknowledged before me this  
May 28, 19 91, by  
\_\_\_\_\_, president, and by  
\_\_\_\_\_, secretary of

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

Notary Public for Oregon

My commission expires:

(SEAL)

James R. and Dolly S. Wenstrom  
5718 Casa Way  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

David B. Sweeney and Lynette Y. Nickel  
5718 Casa Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.  
540 Main St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 31st  
day of May, 19 91,  
at 11:26 clock AM. and recorded  
in book M91 on page 10315 or as  
file/reel number 30063.

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dorlene Mulhader Deputy

Fee \$28.00