

**31651**

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
GLETA WAMPLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called JAMES R. HESS and PATSY J. HESS, husband and wife

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 \_\_\_\_\_ KLANATH \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lot 4 in Block 9, TRACT 1029 SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*"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 those apparent upon the land, if any, as the date of this deed and that said grantor and his heirs, successors and assigns shall forever defend the same against the lawful claims

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 21,100.00  
with consideration for this transfer, stated in terms of dollars, is \$ ~~21,100.00~~

~~The true and actual consideration paid for this transfer, stated in terms of dollars, is~~

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.

WITNESSETH that the grantor has executed this instrument this 9 day of July, 19 91;

In Witness Whereof, the grantor has executed this instrument this 9 day of July, 1927, 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.

Delta Wampler

STATE OF OREGON, )  
County of Klamath ) ss.  
July 9, 19 91

Personally appeared the above named \_\_\_\_\_  
GLETA WAMPLER

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ her \_\_\_\_\_ voluntary act and deed.

Before me: London  
Notary Public for Oregon  
My commission expires:

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: \_\_\_\_\_

OFFICIAL SEAL  
LUNDA L. HAUG  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 006457  
MY COMMISSION EXPIRES MAY 01, 1995

~~GLETA WAMPLER~~  
~~P. O. BOX 134~~  
~~CHILOQUIN, OR 97624~~

GRANTOR'S NAME AND ADDRESS  
JAMES R. HESS and PATSY J. HESS  
7219 MARGERUM AVE  
SAN DIEGO, CA 92120

~~JAMES R. HESS and PATSY J. HESS~~  
~~7219 MARGERUM AVE~~  
~~SAN DIEGO, CA 92120~~

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

JAMES R. HESS and PATSY J. HESS  
7219 MARGERUM AVE  
SAN DIEGO, CA 92120

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 9th  
day of July, 19 91,  
at 10:22 o'clock A M., and recorded  
in book M91 on page 13211 or as  
file/reel number 31651,  
Record of Deeds of said County.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Maulender Deputy

Fee \$28.00