

32955

37082  
WARRANTY DEED

Vol. 1791 Page 15515

AFTER RECORDING RETURN TO:  
CHURCH OF THE TWELVE STEPS  
2035 Auburn  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JEROME FRANK WENCL AND JEAN N. WENCL, TRUSTEES OF THE WENCL  
1990 FAMILY TRUST hereinafter called GRANTOR(S), convey(s) to  
CHURCH OF THE TWELVE STEPS, A CALIFORNIA RELIGIOUS CORPORATION  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lots 12, 13 & 14, Block 45, HILLSIDE ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1	MAP 3809-28CA	TL 7200
CODE 1	MAP 3809-28CA	TL 7300
CODE 1	MAP 3809-28CA	TL 7400

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent upon the land and Trust  
Deed, including the terms and provisions thereof to secure the  
amount noted below and other amounts secured thereunder, if any:  
Grantor: Sam W. Carter and Virginia A. Carter, husband and  
wife; Trustee: Transamerica Title Insurance Co.; Beneficiary:  
Firstbank Mortgage Corporation, a Washington Corporation; Dated  
on December 18, 1973 and recorded on December 27, 1973 in Book  
M-73 at page 16409. The Beneficial interest thereunder was  
assigned: To: Commonwealth Mortgage Company of America L.P.,  
recorded on May 7, 1987 in Book M-87 at page 7804. WHICH SAID  
TRUST DEED THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND THE  
GRANTOR AGREES TO HOLD GRANTEE HARMLESS THEREFROM. Mortgage,  
including the terms and provisions thereof to secure the amount  
noted below and other amounts secured thereunder, if any:  
Mortgagor: Jerome F. Wencil, husband and wife; Mortgagee: First  
Interstate Bank of Oregon, N.A., A national banking  
association; Dated on October 28, 1983 and Recorded on November  
2, 1983 in Book M-83 at page 18895. WHICH SAID MORTGAGE THE  
GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND THE GRANTOR AGREES  
TO HOLD THE GRANTEE HARMLESS THEREFROM.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$69,900.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 6TH day of AUGUST, 1991.

THE WENCL 1990 FAMILY TRUST

Jerome F. Wencil  
JEROME FRANK WENCL, TRUSTEE

Jerome F. Wencil  
JEROME FRANK WENCL, INDIVIDUALLY

Jean N. Wencil  
JEAN N. WENCL, TRUSTEE

Jean N. Wencil  
JEAN N. WENCL, INDIVIDUALLY

Continued on next page

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STATE OF OREGON, County of KLAMATH)ss.

August 7, 1991.

Personally appeared the above named JEROME FRANK WENCL AND JEAN N. WENCL, TRUSTEES OF THE WENCL 1990 FAMILY TRUST and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me, Andrea Handwerker  
Notary Public for OREGON  
My Commission Expires: 7-23-93

STATE OF OREGON, County of Klamath)ss.

August 7, 1991.

Personally appear the above named JEROME FRANK WENCL AND JEAN N. WENCL, Husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Andrea Handwerker  
Notary Public for OREGON  
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day  
of Aug. A.D., 19 91 at 3:42 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 15515.

Evelyn Biehn, County Clerk

By Paula Mullendore

FEE \$33.00

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