

33095

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That *Almer Gilbert Wallenburn*

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by *Patti D. Wallenburn*

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

*Like to Westerly 191 feet of Lot 72, River Front, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.*

MOUNTAIN TITLE COMPANY, has recorded this instrument by request of the grantee for information only, and has not examined it for its validity and sufficiency or as to its effect on the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ *100.00*.  
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 ①, 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 *12th* day of *August*, 19*91*; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Almer Gilbert Wallenburn*  
*Margaret J. Wallenburn*

STATE OF OREGON, County of *Klamath* ss. August 12, 19*91*.

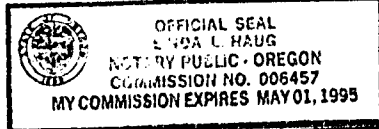
This instrument was acknowledged before me on August 12, 19*91*, by *Almer Gilbert Wallenburn and Margaret J. Wallenburn*

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*David S. Hargis*  
Notary Public for Oregon  
My commission expires *5-1-95*

*Almer Gilbert Wallenburn*  
*Margaret J. Wallenburn*  
*1512 Hope St., Klamath Falls, Or. 97603*  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Patti D. Wallenburn*  
*1520 Hope St.*  
*Klamath Falls, Or. 97603*  
NAME, ADDRESS, ZIP

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

*Patti D. Wallenburn*  
*1520 Hope St.*  
*Klamath Falls, Or. 97603*  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of *Klamath*

I certify that the within instrument was received for record on the *12th* day of *Aug.*, 19*91*, at *11:46* o'clock *A.M.*, and recorded in book/reel/volume No. *M91* on page *15740* or as fee/file/instrument/microfilm/reception No. *33095*, Record of Deeds of said county.

Witness my hand and seal of County affixed.

*Evelyn Biehn*, County Clerk  
NAME TITLE

By *Dorinda M. Biehn* Deputy

Fee \$28.00