

41460 MTC #26979

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Clinton D. Gardner and Audrey K. Gardner as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Wencil and Jeannine Wencil as tenants by the entirety 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 3, Block 1, Tract No. 1225, Tanglewood, 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 apparent to the land.

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 \$ 47,000.00.  
~~However, if the consideration is not stated in terms of dollars, the consideration shall be stated in terms of the following (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 25th day of January, 1992; 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.

STATE OF OREGON,  
 County of Klamath, ss.  
2-25, 19 92.

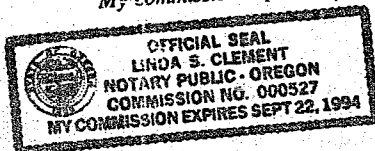
Personally appeared the above named  
Clinton D. Gardner and  
Audrey K. Gardner

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

Before me:

Linda S. Clement  
 Notary Public for Oregon

My commission expires: 9-22-94



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: \_\_\_\_\_

Clinton D. Gardner  
Audrey K. Gardner

GRANTOR'S NAME AND ADDRESS

3809 Thickett Court, KFO 97601

John Wencil  
Jeannine Wencil

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

P. O. Box 5270

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 26th day of Feb., 19 92, at 9:12 o'clock A.M. and recorded in book M92 on page 3889 or as file/reel number 41460.  
 Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By Pauline M. Munk Deputy

Fee \$30.00

92 FEB 26 AM 9 12

MOUNTAIN TITLE COMPANY

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