

46202

MTC

27604

WARRANTY DEED

Vol. 92 Page 13003

KNOW ALL MEN BY THESE PRESENTS, That RODNEY GARRETT and LESLIE GARRETT, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY L. WOLF and LAUREL L. WOLF, 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 7 in Block 1 of TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES, 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

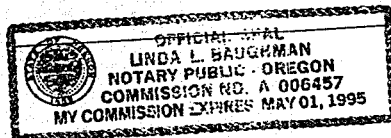
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 87,000.00

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 12 day of June, 19 92; 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.  
June 12, 19 92.

Personally appeared the above named  
RODNEY GARRETT  
LESLIE GARRETT

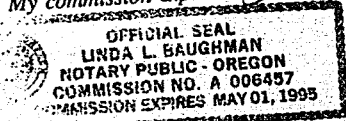


and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda L. Baughman

Notary Public for Oregon

My commission expires: 5-1-95



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: \_\_\_\_\_

RODNEY GARRETT and LESLIE GARRETT

11430 Bull Rd  
Klamath Falls  
GRANTOR'S NAME AND ADDRESS

TERRY L. WOLF and LAUREL L. WOLF  
1837 RIDGE ROAD  
KLAMATH FALLS, OR  
GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:  
TERRY L. WOLF and LAUREL L. WOLF  
1837 RIDGE ROAD  
KLAMATH FALLS, OR  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
TERRY L. WOLF and LAUREL L. WOLF  
1837 RIDGE ROAD  
KLAMATH FALLS, OR  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 15th day of June, 19 92, at 12:00 o'clock P. M., and recorded in book M92 on page 13003 or as file/reel number 46202.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

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

Fee \$30.00