

OK

46342

WARRANTY DEED

Vol. 92 Page 13377



KNOW ALL MEN BY THESE PRESENTS, That WAYNE H. WETZELL and BONNIE J. WETZELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE BLACK, 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:

## PARCEL 1:

All that certain property described as the W 1/2 SW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 2:

All that certain property described as the W 1/2 NW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 51 MAP 2408-25CO TL 3800  
CODE 48 MAP 2408-25CO TL 3900

(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 except conditions, restrictions; reservations, easements and covenants of record

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 \$ 21,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols  $\odot$ , 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 15 day of June, 1992, 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.

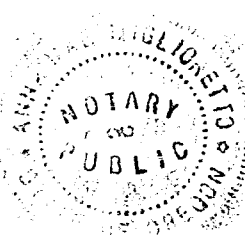
Wayne H. Wetzell  
Bonnie J. Wetzell

STATE OF OREGON, County of Lane ss. June 15, 1992.

This instrument was acknowledged before me on June 15, 1992, by WAYNE H. WETZELL and BONNIE J. WETZELL

This instrument was acknowledged before me on June 15, 1992, by

as of



Anna Marie McGuire  
Notary Public for Oregon  
My commission expires 11-8-92

WETZELL: 157 N. 12th. #19  
Springfield, OR 97477

GRANTOR'S NAME AND ADDRESS

Black: 162 Curtin Road  
Drain, Oregon 97435

GRANTEE'S NAME AND ADDRESS

After recording return to:

Valley West Escrow  
P. O. Box 1055  
Springfield, OR 97478

NAME, ADDRESS, ZIP

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

Grantee: 162 Curtin Road  
Drain, Oregon 97435

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of June, 1992, at 2:51 o'clock P.M., and recorded in book/reel/volume No. M92 on page 13377 or as fee/file/instrument/microfilm/reception No. 46342, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By [Signature] Deputy

Fee \$30.00