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38459
WARRANTY DEED

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AFTER RECORDING RETURN TO:
TIMOTHY R. ENGLERT
P.O. BOX 52
BLY, OR 97622

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

JEFF D. WESSEL AND BILLI R. WESSEL formally known as Billi R. Smith, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to TIMOTHY R. ENGLERT hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Lot 8, and all of Lot 9, Block 3, NORTH BLY, in the County of Klamath, State of Oregon.

CODE . 58 MAP 3614-34DC TL 3600

T.E.
"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 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 \$12,000.00.

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 5th day of August, 1992.

Jeff D. Wessel
JEFF D. WESSEL

Billi R. Wessel
BILLI R. WESSEL

STATE OF OREGON, County of KLAMATH)ss.

August 5, 1992.

Personally appeared the above named JEFF D. WESSEL AND BILLI R. WESSEL and acknowledged the foregoing instrument to be their voluntary act and deed.

PUBLIC

Before me, Jandra Handshen

Notary Public for OREGON

My Commission Expires: 7/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day of Aug. A.D., 19 92 at 10:11 o'clock AM., and duly recorded in Vol. M92 of Deeds on Page 17855.

FEE \$30.00

Evelyn Biehn County Clerk

By Jandra Handshen