

54420

WARRANTY DEED

MTC 28774-142

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KNOW ALL MEN BY THESE PRESENTS, That
PHIL L. WAGGONER and MELINDA A. WAGGONER, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
RENA M. SCHWABENLAND
 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 5 in Block 2 of FIRST ADDITION TO MOYINA, 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 \$ 80,000.00

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 _____ day of November, 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.
November, 19 92 .

PHIL L. WAGGONER

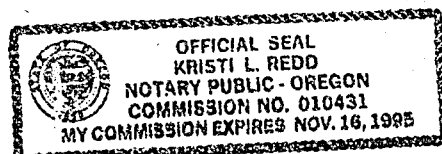
MELINDA A. WAGGONER

Personally appeared the above named _____
PHIL L. WAGGONER
MELINDA A. WAGGONER

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

Before me:

Kristi L. Redd
 Notary Public for Oregon
 My commission expires: 11/16/95



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: _____

PHIL L. WAGGONER and MELINDA A. WAGGONER
1125 CARLSON DR.
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

RENA M. SCHWABENLAND
RT 2, BOX 139
TULELAKE, CA 96134

GRANTEE'S NAME AND ADDRESS

RENA M. SCHWABENLAND
RT 2, BOX 139
TULELAKE, CA 96134

NAME, ADDRESS, ZIP

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

RENA M. SCHWABENLAND
RT 2, BOX 139
TULELAKE, CA 96134

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was
 received for record on the 27th
 day of Nov., 19 92,
 at 9:11 o'clock A.M. and recorded
 in book M92 on page 28069 or as
 file/reel number 54420.
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

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

Fee \$30.00