

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That M.L. Stewart, Inc., an Oregon Corporation  
Kenneth L. Tuttle, M.D. P.C. Employees Profit Sharing & Pension Fund for Kenneth L. Tuttle  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Wencil and  
Jeannine Wencil, 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:

~~PLEASE SEE REVERSE SIDE OF THIS DOCUMENT~~

**MOUNTAIN TITLE COMPANY**

*"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 of 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 \$ 54,000.00 10,000.00

~~SKK003020000~~  
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.

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 26th day of July, 19 93;  
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 \_\_\_\_\_ ) ss  
19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

*Before me:*

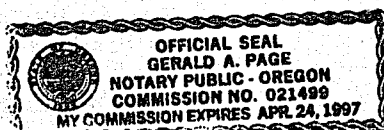
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this July 28<sup>th</sup>, 1993, by M. L. Stewart,  
\_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_.

a n Oregon corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_



M. L. Stewart, Inc. an Oregon Corporation  
Kenneth L. Tuttle M.D.P.C.  
Employees Profit Sharing & Pension Fund  
for Kenneth L. Tuttle

John Wencil and Jeannine Wencil  
3809 Thickett Cr., Klamath Falls 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to.

P. O. Box 5270  
Klamath Falls, Oregon 97601

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

Until a change is requested all tax statements shall be sent  
**Klamath First Federal**  
**P. O. Box 5270**

Klamath Falls, OR 97601

STATE OF OREGON,

County of \_\_\_\_\_  
 I certify that the within instrument was  
 received for record on the \_\_\_\_\_  
 day of \_\_\_\_\_, 19\_\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

Lot 2, Block 1, TANGLEWOOD - TRACT 1225, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

Beginning at the most Westerly corner of Lot 3, Block 1, TANGLEWOOD-TRACT 1225; thence along the boundary of said Tract 1225, on a curve to the right (radius point bears South 15 degrees 54' 46" West 175.00 feet and central angle equals 38 degrees 51' 36") 118.69 feet, on a curve to the left (radius point bears North 54 degrees 46' 22" East 20.00 feet, central angle equals 76 degrees 49' 54") 26.82 feet, on a curve to the left (radius point bears South 22 degrees 03' 32" East 225.00 feet and central angle equals 14 degrees 47' 21") 58.08 feet, South 53 degrees 09' 07" West 27.41 feet, on a curve to the left (radius point bears North 36 degrees 50' 53" West 20.00 feet and central angle equals 91 degrees 25' 19") 31.91 feet, on a curve to the left (radius point bears South 51 degrees 43' 48" West 125.00 feet and central angle equals 49 degrees 19' 25") 107.61 feet; thence North 44 degrees 33' 10" East 60.91 feet to the point of beginning with bearings based on said Tract 1225.

FORM No. 786—ACKNOWLEDGMENT, CORPORATION (ORS 93.490).

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath } ss.

Personally appeared Kenneth L Tuttle July 26, 1993

who being duly sworn (or affirmed) did say that he is the

President

(President or other officer or officers)

of Kenneth L Tuttle MOPC Employees Profit Sharing & Pension Fund

(Name of corporation)

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.



OFFICIAL SEAL  
GALE RAMEY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 018331

Official Seal  
MY COMMISSION EXPIRES SEPT. 14, 1996

before me:

Bek Ramey

Notary Public for Oregon.

My Commission expires 9-14-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day  
of July A.D., 19 93 at 11:55 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 18462.

FEE \$35.00

Evelyn Biehn County Clerk

By Barbara Mueland