

70972

WARRANTY DEED

Vol. m93 Page 29510

KNOW ALL MEN BY THESE PRESENTS That

THEODORE STANKE and MILDRED T. STANKE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY JAMES WELLS and LORETTA ANN WELLS, 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, 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:

Beginning on the West line of the Crater Lake Highway in Fort Klamath, Oregon, at the Northeast corner of land deeded to Guss Page, being a point described as 150 feet Northwesterly along the East line of Lot 4, Section 16, Township 33 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, from the Southeast corner thereof; thence West along the North line of the Guss Page property a distance of 206 feet, more or less, to the water ditch; thence Northerly along said ditch line to a point West of a point 82½ feet Northwesterly along Highway from the point of beginning, being East of Highway; thence Southeasterly to the point of beginning, being a portion of said Lot 4 of said Section.

(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 all 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 \$7,878.80

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED~~

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 19th day of November, 1987; 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.

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.

THEODORE STANKE

MILDRED T. STANKE

STATE OF OREGON, County of

19

) ss.

Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

, a 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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

November 19, 1987

Personally appeared the above named

THEODORE STANKE and MILDRED T. STANKE

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

THEODORE STANKE & MILDRED T. STANKE

424 Hillside
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

GARY JAMES WELLS & LORETTA ANN WELLS

P.O. Box 493
Fort Klamath, OR 97626

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of Nov., 1993, at 1:06 o'clock P.M., and recorded in book/reel/volume No. M93 on page 29510 or as fee/file/instrument/microfilm/reception No. 70972, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muth... Deputy

Fee \$30.00