

WARRANTY DEED
MTC 32091-HF

ERNEST C. FLACKUS and DOROTHY FLACKUS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WENDELL L. WOOD and ALETHA L. WOOD, 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:

Lots 1, 2, 3 and 11 in Block 8 of NORTH BLY, 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.
 to have and to hold the same unto the said grantee and grantees heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantees and their 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

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 named grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,947.40

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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 30 day of April 30 19 94 ; 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 Curry
April 13 1994 ss.

Personally appeared the above named

ERNEST C. FLACKUS
DOBOOTHY FLACKUS

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

Before me: Doris B. Hunsup
Notary Public for Oregon
My commission expires: 7-5-94



OFFICIAL SEAL
DORIS E. ALLSUP
NOTARY PUBLIC - OREGON
COMMISSION NO. 000003
COMMISSION EXPIRES JULY 05, 1994

ERNEST C. FLACKUS and DOROTHY FLACKUS
97888 CRESTLINE LOOP
BROOKINGS, OR 97415

GRANTING NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS
WENDELL L. WOOD and ALETHA L. WOOD
P.O. BOX 24
ELY, OR 97522

GRANTEE'S NAME AND ADDRESS

After deducting returns to:

WENDELL L. WOOD and ALETHA L. WOOD
P.O. BOX 24
BLY, OR 97622

NAME, ADDRESS, ZIP

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

WENDELL L. WOOD and ALETHA L. WOOD
P.O. BOX 24
ELY, OR 97622

NAME ADDRESS ZIP

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

My commission expires:

STATE OF OREGON

County of Klsmsh

I certify that the within instrument was received for record on the 4th day of May, 19 94, at 1:58 o'clock P M., and recorded in book M94 on page 14159 or as file/reel number 80474,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quinn McNulty Deputy

Fee \$30.00