

NL

80602

WARRANTY DEED

Vol. 1494 Page 14393



KNOW ALL MEN BY THESE PRESENTS, That Walter E. Wagner and Eleanor A. Wagner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dan L. Wagner and Lynn C. Wagner

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 30 Block 14 Klamath Falls Forest Estates,
Highway 66 Unit Plat No. 1, according to the
official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$ 1,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of April, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

Walter E. Wagner
Eleanor A. Wagner

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on 20th April, 1994,

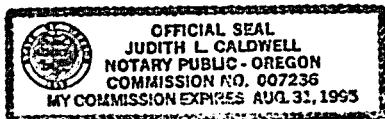
by Walter E. Wagner and Eleanor A. Wagner

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-95

Walter E. and Eleanor A. WAGNER
P.O. Box 162
Bonanza, Or. 97623

Grantor's Name and Address

Dan L. and Lynn C. WAGNER
2025 Koopmans Ave.
Santa Cruz, Ca. 95062

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Dan L. and Lynn C. WAGNER
2025 Koopmans Ave.
Santa Cruz, Ca. 95062

Until requested otherwise send all tax statements to (Name, Address, Zip):

Dan L. and Lynn C. WAGNER
2025 Koopmans Ave.
Santa Cruz, Ca. 95062

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of May, 1994, at 12:56 o'clock P.M., and recorded in book/reel/volume No. 1494 on page 14393 and/or as fee/file/instrument/microfilm/reception No. 80602, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Annette Mueller, Deputy.

Fees: \$30.00

30-000