

KNOW ALL MEN BY THESE PRESENTS, That  
LEONARD J. WIENCZ and NANCY L. WIENCZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_ hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantor and grantee's heirs, successors and assigns, the certain real property, with the appurtenances thereunto belonging or appertaining, situated in the County of \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

The South 11 feet of Lot 20 and the North 39 feet of Lot 21, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**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."

**AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FIRMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

To Have and to Hold the same with 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

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, and that

3,500.00

*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 27 day of March, 1994, 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

Country of 6/27, 1924

Personally appeared the above named  
LEONARD J. WIENCH  
NANCY L. WIENCH

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

Before me: Louisa Jean MC Neehan  
Notary Public for Oregon No. 11029  
My commission expires: 2-17-95

STATE OF OREGON, County of Yellowstone, ss.  
The foregoing instrument was acknowledged before me this  
June 27 1994, by \_\_\_\_\_  
\_\_\_\_\_, president, and by \_\_\_\_\_  
\_\_\_\_\_, secretary of \_\_\_\_\_

corporation, on behalf of the corporation.  
 Mary Public for <sup>McMurry</sup> Linda Jo McMurry  
 My commission expires 2-17-55 (SEAL)

LEONARD J. WIENCH and NANCY L. WIENCH  
480 DECLARATION  
BILLINGS, MT 85905

STATE OF OREGON

County of Klamath  
I certify that the within instrument was  
received for record in the 30th  
day of June A. D. 96  
at 3:17 o'clock P. M. and recorded  
in book M94 on page 20387 or as  
file/serial number 83607

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
in Caroline M. Mullen vs. Demmer

**Fee \$30.00**

**MOUNTAIN TITLE COMPANY**

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