

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. FENNER and LINDA L. FENNER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE E. WETZEL and CAROLYN A. WETZEL, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 16 in Block 21 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, 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 farming or forest practices as defined in ORS 30.930."

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 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 \$ 168,800.00

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 24th day of August, 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,  
County of Klamath ss.  
August 24, 1994  
Personally appeared the above named  
JAMES H. FENNER  
LINDA L. FENNER

James H. Fenner  
JAMES H. FENNER  
Linda L. Fenner  
LINDA L. FENNER

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

Before me: Mary Kenneally  
Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

JAMES H. FENNER and LINDA L. FENNER	
5807 Kidney Rd Ct	
Lake Oswego, OR 97035	
GRANTOR'S NAME AND ADDRESS	
DALE E. WETZEL and CAROLYN A. WETZEL	
6423 VERDA VISTA COURT	
KLAMATH FALLS, OR 97603	
GRANTEE'S NAME AND ADDRESS	
DALE E. WETZEL and CAROLYN A. WETZEL	
6423 VERDA VISTA COURT	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, 2	
DALE E. WETZEL and CAROLYN A. WETZEL	
6423 VERDA VISTA COURT	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, 2	

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 24th day of Aug, 1994, at 2:10 o'clock P. M., and recorded in book M94 on page 26414 or as file/reel number 86721, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By Debrae M. Mendenhall Deputy  
Fee \$30.00