

87962

09-12-94P03:51 RCVD

WARRANTY DEED

Vol. m94 Page 28740

KNOW ALL MEN BY THESE PRESENTS, That

DAN'S ALL TRADE SERVICE, INC. AN ARIZONA CORPORATION.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT V. WETHERN, SR.

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 31, BLOCK 37, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 2

(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 except 1994-95 taxes.

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 \$4,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which is not to be taken into account in the computation of the consideration.~~

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 day of 19; 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.

DAN'S ALL TRADE SERVICE, INC

BY:

Dan C. Wong - president

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.

STATE OF ARIZONA, County of MARICOPA ss.

This instrument was acknowledged before me on August 16, 1994, by DAN CHIN WONG ONLY

This instrument was acknowledged before me on 19 by as of

Evelyn Biehn, Notary Public for Arizona
My commission expires 8-31-97

DAN'S ALL TRADE SERVICE, INC.

6346 W. MISSION LANE

GLENDALE, ARIZ. 85302

Grantor's Name and Address

Grantee's Name and Address

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

ROBERT WETHERN

Route 2, Box 323-R

Bonanza, OR 97623

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

ROBERT WETHERN

Route 2, Box 323-R

Bonanza, OR 97623

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 12th day of Sept, 1994, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M94 on page 28740 and/or as fee/file/instrument/microfilm/reception No. 87962, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Pauline Mullins Deputy.

Fee \$30.00