

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS, That

CYRIE M. BELLECI and MATTHEW R. COTTRELL, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GORDON L. WOLFE

, 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:

Lot 24 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, 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 \$ 79,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is not stated in the consideration indicated, which is the substance between the parties. It is not appropriate to be deleted.~~  
~~See ORS 93.030~~

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 11 day of October, 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.  
October 11, 1994

Personally appeared the above named \_\_\_\_\_

CYRIE M. BELLECI

MATTHEW R. COTTRELL

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

Before me:

Jessica Whitlatch  
 Notary Public for Oregon  
 My commission expires: 11/7/97

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: \_\_\_\_\_

(SEAL)



OFFICIAL SEAL  
 JESSICA WHITLATCH  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 029491  
 MY COMMISSION EXPIRES NOV 07, 1997

CYRIE M. BELLECI and MATTHEW R. COTTRELL

1505 Sargent Ave  
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

GORDON L. WOLFE

11871 HIGHWAY 66

ASHLAND, OR 97520

GRANTEE'S NAME AND ADDRESS

After recording return to:

GORDON L. WOLFE

11871 HIGHWAY 66

ASHLAND, OR 97520

NAME, ADDRESS, ZIP

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

GORDON L. WOLFE

11871 HIGHWAY 66

ASHLAND, OR 97520

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 13thday of Oct, 1994,at 1:56 o'clock P. M., and recordedin book M94 on page 31966 or asfile/reel number 89580,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Danina J. Whitlatch Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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