

93045

12-30-94 AT 1:22 RCVD

WARRANTY DEED

Vol 194 Page 39159



KNOW ALL MEN BY THESE PRESENTS, that Valerie L. Wyland Canaday  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Valerie L. Wyland and Thomas Joseph Wyland  
 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:

The South 60 feet of lot 68 of Cositas, 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 \$ 0  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which) (The sentence between the symbols @, 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 30<sup>th</sup> day of Dec., 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 THE  
 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.

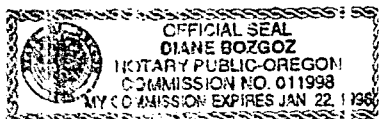
x Valerie L. Wyland (Canaday)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 30, 1994,  
 by Valerie L. Wyland (Canaday)

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Diane Bozgoz  
 Notary Public for Oregon  
 My commission expires 1-22-96

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Thomas J. Wyland  
3327 Aviation St  
Klamath Falls, Or 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Same as of Above

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 30<sup>th</sup> day  
 of Dec., 1994, at  
10:24 o'clock A.M., and recorded in  
 book/reel/volume No. M94 on page  
39159 and/or as fee/file/instru-  
 ment/microfilm/reception No. 93045,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE  
 By Diane Bozgoz, Deputy.

Fee \$30.00

30.00  
 16