

01-05-95P03:13

RVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DALE E. WETZEL and CAROLYNN A. WETZEL,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY L. HOWE

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 8 IN BLOCK 1 OF FIRST 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 laws 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

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 103,250.00

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 5th day of January, 1995; 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

January 5, 1995 ss.

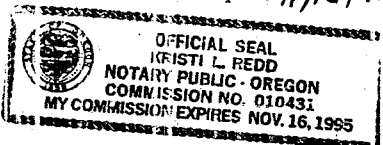
Personally appeared the above named

DALE E. WETZEL

CAROLYNN A. WETZEL

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

Before me: Kristi L. Redd, Notary Public for Oregon, My commission expires: 11/16/95



STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me this 5th day of January, 1995, by DALE E. WETZEL, president, and by CAROLYNN A. WETZEL, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

DALE E. WETZEL and CAROLYNN A. WETZEL

6423 VERDA VISTA COURT

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

JERRY L. HOWE

6443 ALVA AVENUE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording, return to:

JERRY L. HOWE

6443 ALVA AVENUE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change in return of all tax statements shall be sent to the following address.

JERRY L. HOWE

6443 ALVA AVENUE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SINCE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Jan, 1995, at 3:33 o'clock P. M., and recorded in book M95 on page 329 or as file/reel number 93271.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By Deborah Muller, Deputy

Fee \$32.00

MOUNTAIN TITLE COMPANY

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