

KNOW ALL MEN BY THESE PRESENTS, That  
DOROTHY BONITA MARSROW

hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by  
TIM G. WAGENBLAST

the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, hereinafter called 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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

# 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

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 \$ 20,000.00

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 19 day of February, 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  
February 19, 1995 ss.

Dorothy Bonita Marsrow  
DOROTHY BONITA MARSROW

Personally appeared the above named  
DOROTHY BONITA MARSROW

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

Before me:  
Notary Public for Oregon  
My commission expires: 1995



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)

DOROTHY BONITA MARSROW  
139 MICHIGAN AVE.  
KLAMATH FALLS, OR 97601

TIM G. WAGENBLAST  
4908 VILLA DRIVE  
KLAMATH FALLS, OR 97603

After recording return to:  
TIM G. WAGENBLAST  
4908 VILLA DRIVE  
KLAMATH FALLS, OR 97603

Use a change in requested all its statements shall be sent to the following address:  
TIM G. WAGENBLAST  
4908 VILLA DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

# EXHIBIT "A" LEGAL DESCRIPTION

That portion of Lot 11, Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plan thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeastly corner of Lot 11 of said Block 57; thence Southwesterly along the Northerly line of said Lot 11, 94.2 feet to a point marking the Southeasterly corner of Lot 10 of said Block 57; thence Southeasterly at right angles 50 feet, more or less to the Southerly line of said Lot 11; thence Northeasterly along the Southerly line of said Lot 11 to Eldorado Avenue; thence Northerly along Eldorado Avenue 56 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of Feb A.D. 19 91 at 9:14 o'clock A M and duly recorded in Vol. M95  
of Deeds on Page 3934 the 23rd day

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Danica Mullender