



WARRANTY DEED

Vol. M95 Page 11277

ASPEN TITLE #05043113
 AFTER RECORDING RETURN TO:
 MICHAEL E. & FLORAYNE RAE WHEELER
 6340 CLIMAX AVE.
 KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

EDWIN D. KENTNER AND MILDRED A. KENTNER hereinafter called
 GRANTOR(S), convey(s) to MICHAEL E. WHEELER AND FLORAYNE RAE
 WHEELER, husband and wife hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

Lot 2, Block 8, THIRD ADDITION TO WINEMA GARDENS, in the County
 of Klamath, State of Oregon.

CODE 143 MAP 3909-1BA TAX LOT 11000

new
 "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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$89,700.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 24th day of April 1995.

Edwin D. Kentner
 EDWIN D. KENTNER

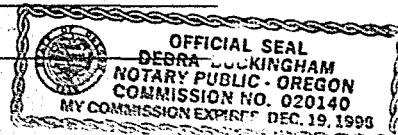
Mildred A. Kentner
 MILDRED A. KENTNER

STATE OF OREGON, County of Klamath)ss.

On this 1st day of May, 1995,

Personally appeared the above named EDWIN D. KENTNER AND MILDRED
 A. KENTNER and acknowledged the foregoing instrument to be
 THEIR voluntary act and deed.

Before me, *Debra Duckingham*
 Notary Public for OREGON
 My Commission Expires: 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
 of May A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 11277.

FEE \$30.00

By *Bernetha G. Leisch* Bernetha G. Leisch, County Clerk