

35039 NF

WARRANTY DEED

3034 NI
KNOW ALL MEN BY THESE PRESENTS, That REINHOLD K. TILSTRA AND CONNIE G. TILSTRA, as
TENANTS BY THE ENTIRETY AND CRAIG A. HEINRICH AND TINA M. HEINRICH, AS TENANTS BY THE ENTIRETY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCHAUN C. WESLEY, A SINGLE MAN, 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:

PLEASE SEE ATTACHED 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 to the land, if any, as of 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 whatsoever, except those claiming under the above described encumbrances.
The consideration for this transfer stated in terms of dollars is \$ 70,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00 .
XXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXX
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 2 day of May, 1975;
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 _____) ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

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)

HEINRICH/TILSTRA

GRANTOR'S NAME AND ADDRESS

SCHAUN C. WESLEY
330 NORTH 7TH Street
Klamath Falls, OR 9

GRANTEE'S NAME AND ADDRESS

After recording return to:

SCHAUN C. WESLEY
330 N. 7th Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SCHAUN C. WESLEY
330 N. Seventh Street
Klamath Falls, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

SS.

County of _____
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

MOUNTAIN TITLE COMPANY



STATE OF CALIFORNIA } ss.
COUNTY OF Sacramento

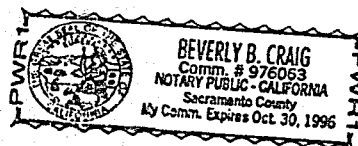
On May 1 1995 before me, _____

Beverly B Craig personally appeared
Craig A. Heinrich & Tina M. Heinrich

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



(This area for official notarial seal)

Title of Document:	<u>Warranty Deed</u>	
Date of Document:	<u>5-2-95</u>	No. of Pages: <u>1</u>
Other signatures not acknowledged:	<u>NA</u>	



STATE OF CALIFORNIA } ss.
COUNTY OF Sacramento }

On May 2 1995 before me, _____
Beverly B. Craig personally appeared Reinhold K.
Tilstra and Connie K. Tilstra

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



(This area for official notarial seal)

Title of Document:	<u>Warranty deed</u>	No. of Pages:	<u>1</u>
Date of Document:	<u>5-2-95</u>		
Other signatures not acknowledged:	<u>N/A</u>		

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Lots 7 and 8 in Block 41 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Block 41 of NICHOLS ADDITION to the City of Klamath Falls, formerly Linkville, Oregon; thence Westerly along the Southerly line of Washington Street (formerly Canal Street) 72 feet; thence Southerly parallel with Seventh Street 60 feet; thence Easterly parallel with Washington Street (formerly Canal Street), 72 feet; thence Northerly along the Westerly line of Seventh Street, 60 feet to the place of beginning.

PARCEL 2

A portion of Lot 7 in Block 41 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Washington Street (formerly Canal Street) 72 feet Southwesterly from the Northeasterly corner of Block 41 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly parallel with Seventh Street, 60 feet; thence Southwesterly parallel with Washington Street (formerly Canal Street) 28 feet; thence Northwesterly parallel with Seventh Street 60 feet to the Southerly line of Washington Street (formerly Canal Street), thence Northeasterly along the Southerly line of Washington Street (formerly Canal Street) 28 feet to the point of beginning, being also known as the East 28 feet of the West 58 feet of the North 60 feet of Lot 7 in Block 41 of said addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day
of May A.D., 19 95 at 11:43 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 11756

FEE \$45.00

By Bernetha G. Letsch County Clerk