

NA

99935

WARRANTY DEED

Vol. 1795 Page 12399



13967502  
 MIC 13967502  
 HUSBAND AND WIFE

WILLIAM R. WOHRMAN and JANICE C. WOHRMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN TRUSTEES FOR THE WOHRMAN FAMILY REVOCABLE LIVING TRUST, U/D/T. DATED 3/10/95 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 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 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 \$0.00 (Estate Planning) and that

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 11th day of April, 1995; 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 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.

STATE OF OREGON, County of \_\_\_\_\_) ss.

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

by \_\_\_\_\_, 19\_\_\_\_,

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

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_,

Notary Public for Oregon

My commission expires \_\_\_\_\_

William R. and Janice C. Wohrman

12852 Larrylyn Drive

La Mirada, CA 90638

Grantor's Name and Address

William R. Wohrman and Janice C. Wohrman  
 Trustees For The Wohrman Family Revocable  
 Living Trust (address same as above)

Grantee's Name and Address

After recording return to (Name, Address, Zip):

William R. and Janice C. Wohrman

12852 Larrylyn Drive

La Mirada, CA 90638

Until requested otherwise send all tax statements to (Name, Address, Zip):

William R. and Janice C. Wohrman

same as above

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

# EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

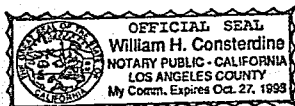
Beginning at a point on the East line of Parcel 2 of Minor Land Partition 36-83, South 00 degrees 09' 35" West 344.06 feet from the Northeast corner of said Parcel 2, the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 1111.91 feet; thence South 89 degrees 06' 41" West 496.61 feet to the West line of said Parcel 2; thence South 00 degrees 52' 52" East 171.21 feet, to the Southwest corner of said Parcel 2; thence North 89 degrees 06' 14" East 493.51 feet to the Southeast corner of said Parcel 2; thence North 00 degrees 09' 35" East 171.17 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of Calif.  
County of Los Angeles  
On 4-11-95 before me, William H. Consterdine, Notary Public,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"  
personally appeared William R. Wohrman, Janice C. Wohrman,  
NAME(S) OF SIGNER(S)

☐ 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 by 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]  
SIGNATURE OF NOTARY

### OPTIONAL SECTION

#### CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

#### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

### OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title co. the 12th day  
of May A.D., 19 95 at 2:57 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 12399.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller