

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

HARRY C. WILLIAMS, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILL WEHDE and ANNE WEHDE, husband and wife, 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:

Government Lots 18, 23, 26 and 31 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SEE ATTACHED EXHIBIT A

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 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,000.00

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 _____ day of _____, 19____; 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 _____
HARRY C. WILLIAMS, JR.

_____ 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)

HARRY C. WILLIAMS, JR.
1910 SENASAC AVE.
LONG BEACH, CA 90815

GRANTOR'S NAME AND ADDRESS

BILL WEHDE and ANNE WEHDE
P.O. BOX 82
TRAIL, OR 97541

GRANTEE'S NAME AND ADDRESS

BILL WEHDE and ANNE WEHDE
P.O. BOX 82
TRAIL, OR 97541

NAME, ADDRESS, ZIP

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

BILL WEHDE and ANNE WEHDE
P.O. BOX 82
TRAIL, OR 97541

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

15599

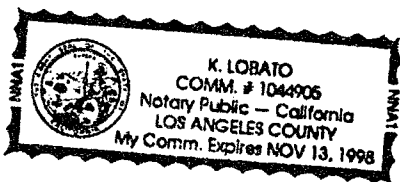
State of California

County of Los Angeles

On June 8, 1995 before me, Kim Lobato, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared HARRY C WILLIAMS JR.

☐ 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

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER
TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

6-8-95

DATE OF DOCUMENT

N/A

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

We find the following appurtenant easement as evidenced by special warranty deed;
 Dated: April 16, 1971
 Recorded: April 19, 1971
 Volume: M71, page 3344, Microfilm Records of Klamath County, Oregon
 To wit:

"A 60 foot wide easement along the Westerly boundary for joint user roadway
 and all other roadway purposes."
 (Government Lots 21, 29 and 28, Section 13, Township 35 South, Range 10 E.W.M)

We find the following appurtenant easement as evidenced by special warranty deed;
 Dated: August 3, 1976
 Recorded: December 1, 1976
 Volume: M76, page 19261, Microfilm Records of Klamath County, Oregon
 To wit:

"60 foot easement lays on Westerly boundary."
 (Government Lots 13 and 20, Section 13, Township 35 South, Range 10 E.W.M)

We find the following appurtenant easement as evidenced by special warranty deed;
 Dated: December 23, 1968
 Recorded: December 27, 1968
 Volume: M68, page 21162, Microfilm Records of Klamath County, Oregon
 To wit:

"Rights and reservations common to the area and to ingress and egress
 of adjoining property owners."
 (Government Lot 16, Section 14, Township 35 South, Range 10 E.W.M)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
 of June A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 15598.

FEE \$40.00

By Bernetha G. Letsch County Clerk