

WARRANTY DEED

Vol. M95 Page 17073

MTC35709 MK

FREDDIE E. ANDERSEN and PATRICIA R. ANDERSEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to MARK WENDT and KAREN LYNCH-WENDT, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 15, Block 1, HARBOR ISLES TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1136 Hanks St. KLAMATH FALLS, OR 97601

Dated this 28 day of JUNE 1995

Freddie E. Andersen
FREDDIE E. ANDERSEN

Patricia R. Andersen
PATRICIA R. ANDERSEN

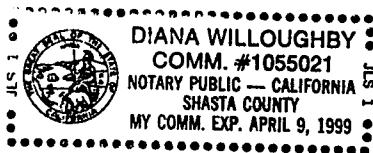
NOTARY ACKNOWLEDGEMENT

STATE OF California

COUNTY OF Shasta

SS. JUNE 28 19 95

Personally appeared the above named Freddie E. Andersen + Patricia R. Andersen and acknowledged the foregoing instrument to be an voluntary act.



Before me:

Diana Willoughby

Notary Public for Redding Bank of Commerce

My commission expires 4-9-99

(seal)

Return to:

MARK WENDT

1136 Hanks Street

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day of June A.D. 19 95 at 3:42 o'clock P M., and duly recorded in Vol. M95, of Deeds on Page 17073.

Bernetha G. Letsch County Clerk

By Annette Mueller

FEE \$30.00