

## WARRANTY DEED

MTC 35835 DS

GISBERT WIRTZ and SIEGTRAUT WIRTZ, as tenants in common,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 BRIAN ALLEN and SHARON ALLEN, 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:

The E1/2 of the NE1/4 of the SW1/4 of Section 17, Township 35 South,  
 Range 10 East of the Willamette Meridian, Klamath County, Oregon.

3510-2201

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 \$ 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 37291 AGENCY LAKE LOOP RD., CHILOQUIN, OR 97624

Dated this 8<sup>th</sup> day of August, 1995

Gisbert Wirtz  
 GISBERT WIRTZ

Siegtraut Wirtz  
 SIEGTRAUT WIRTZ

## NOTARY ACKNOWLEDGEMENT

STATE OF Germany ss. 8-8- 19 95  
 COUNTY OF Hessen

Personally appeared the above named Gisbert Wirtz u. Siegtraut Wirtz  
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Dr. Rudolf Ney  
 Notary Public for Hessen

My commission expires unlimited

(seal)

Return to:  
 BRIAN ALLEN  
 37291 AGENCY LAKE LOOP RD.  
 CHILOQUIN, OR 97624



Returned, 8.8.1995

free, notes

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day  
of August A.D., 19 95 at 1:04 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 21764.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Muller