

UTC 36019 DS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART, AND TRUSTEES OF THE KENNETH L. TUTTLE MD, PC EMPLOYEES PENSION AND *** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARGARET R. WENNEIS, 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:

Lot 2, Tract 1295, FIRST ADDITION TO NORTH RIDGE ESTATES; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*** PROFIT SHARING PLAN AND TRUST AGREEMENT.

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 \$ 22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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 11th day of August, 1995; 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.

MBK, A PARTNERSHIP

STATE OF OREGON,

County of Klamath ss.

Personally appeared the above named

MBK, A PARTNERSHIP

and

Margaret R. Wenneis as

Trustee

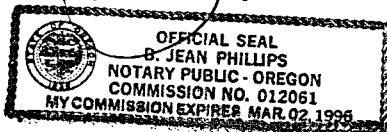
and acknowledged the foregoing instrument to be ITS voluntary act and deed.

Before me:

B. Jean Phillips

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)

MBK, A PARTNERSHIP

1763 Washburn Way

Klamath Falls, OR. 97603

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. Wenneis
23169 N. DOE VALLEY RD
KLAMATH FALLS, OR. 97603

NAME, ADDRESS, ZIP

Until a return is requested all tax statements shall be sent to the following address:

Margaret R. Wenneis
23169 N. DOE VALLEY RD
KLAMATH FALLS, OR. 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of August, 1995, at 3:28 o'clock P. M., and recorded in book M95 on page 21931 or as file/reel number 4647.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

Recording Officer

By Annette M. Quelly Deputy

Fees: \$30.00