

WARRANTY DEED

MTC 36137 MS

HARRY L. TORGERSON and PATTIE S. TORGERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to WILLIAM TROY WELLINGTON and STACEY L. WELLINGTON, 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 18 IN BLOCK 35 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$ 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 20080 REDWOOD ROAD, CASTRO VALLEY, CA 94546

Dated this 8-28 day of August, 1995.

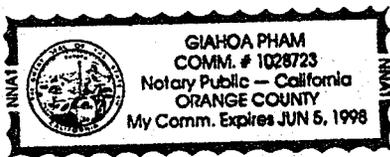
X Harry L. Torgerson  
HARRY L. TORGERSON

X Pattie S. Torgerson  
PATTIE S. TORGERSON

\* NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS. 28<sup>th</sup> August 1995  
COUNTY OF ORANGE

Personally appeared the above named HARRY L. TORGERSON & PATTIE S. TORGERSON and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Gia Hoa Pham  
Notary Public for California

My commission expires 6/5/1998

(seal)

Return to:  
WILLIAM TROY WELLINGTON  
20080 REDWOOD ROAD  
CASTRO VALLEY, CA 94546

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day of Aug A.D., 19 95 at 11:16 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 23374

FEE \$30.00

By Bernetha G. Vetsch, County Clerk