

NA

11853

WARRANTY DEED

Vol. m96 Page 1040KNOW ALL MEN BY THESE PRESENTS, That Walter E. Wagner andEleanor A. Wagner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Joan E. Harrison

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 53 and Lot 54, Block 15, Klamath Falls Forest Estates, Highway 66 Unit Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Note: This is a transfer of ownership from parents to daughter.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except that Joan E. Harrison agrees not to sell, give, assign, transfer or in any way dispose of these two lots for a period of fifteen years from this date

and that grantor will warrant and forever defend the 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 \$ zero (see note above)

except that Joan E. Harrison agrees not to sell, give, assign, transfer or in any way dispose of these two lots for a period of fifteen years from this date

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of DECEMBER, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 LANDS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Walter E. Wagner
Eleanor A. Wagner

STATE OF OREGON, County of KLAMATH) ss.

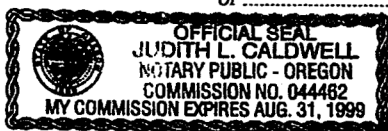
This instrument was acknowledged before me on DECEMBER 4, 1995, by WALTER E. & ELEANOR A. WAGNER

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Judith L. Caldwell
Notary Public for Oregon
My commission expires 8.31.99

Walter E. & Eleanor A. WagnerP.O. Box 162Bonanza, Or 97623

Grantor's Name and Address

Joan E. Harrison2038 Melrose StKlamath Falls, Or 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Joan E. Harrison2038 Melrose StKlamath Falls, Or 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Joan E. Harrison2038 Melrose StKlamath Falls, Or 97601SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of Jan, 1996, at

1:09 o'clock P.M., and recorded in book/reel/volume No. M96 on page 1040 and/or as fee/file/instrument/microfilm/reception No. 11853

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Berntha G. Letsch, County Clerk

Spittle Freitag, Deputy.

Fee \$30.00