

12026

WARRANTY DEED

Vol. M96 Page - 1396KNOW ALL MEN BY THESE PRESENTS, That John Wullaert and Angela Wullaert husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allen A. Ade and Hazel C. Ade, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 8 IN BLOCK 5, Sun Forest Estates, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

Except as specifically set forth herein:

See attached exhibit "A"

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 \$ 7,000.00

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 January, 19 96; 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.

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.

Angela F. Wullaert

STATE OF OREGON,

County of CLATSOP

ss.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

Personally appeared the above named John Wullaert and Angela Wullaert

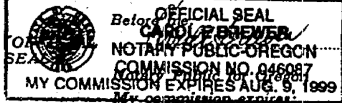
_____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ and acknowledged the foregoing instrument to be _____ a _____ voluntary act and deed.

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)



Carol Brewer
NOTARY PUBLIC FOR OREGON
COMMISSION NO. 646087
MY COMMISSION EXPIRES AUG. 9, 1999

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

John Wullaert and Angela Wullaert

HC 61 Box 1275

LaPine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

Allen A. Ade and Hazel C. Ade

4024 19th Ave.

Forest Grove, Oregon 97116

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allen A. Ade and Hazel C. Ade

4024 19th Ave.

Forest Grove, Oregon 97116

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Allen A. Ade and Hazel C. Ade

4024 19th Ave.

Forest Grove, Oregon 97116

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____/_____ volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

96-01-17A11-34 RCVD

350

EXHIBIT "A"

1. Taxes for 1995- 96 are due and payable
2. Building and use restrictions for Sun Forest Estates dated May 8, 1972, recorded September 10, 1972, in volume M72, page 10585, deed records of Klamath County, Oregon
3. Agreement for electric service recorded September 22, 1982 in volume M82 page 12588, deed records of Klamath county, Oregon.
4. Electric line right of way easement dated August 24, 1982, recorded September 22, 1982 in volume M82, page 12592, deed of records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day
of Jan A.D., 19 97 at 11:34 o'clock A M., and duly recorded in Vol. M96
of _____ Deeds on Page 1396.

FEE \$35.00

By Bernetha G. Pletsch County Clerk