

MTC 37353 MB

WARRANTY DEED

ALFRED L. EDGAR and RICHARD W. EDGAR, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to KAREN GEORGETTE WEGSTEIN, 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 8 IN BLOCK 5 OF SOUTH CHILOQUIN, 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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest therefrom and such future advances as may be provided therein.

Dated: September 11, 1995

Recorded: October 13, 1995

Volume: M95, Page 27626, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 426 SOUTH 2ND AVENUE, CHILOQUIN, OR 97624

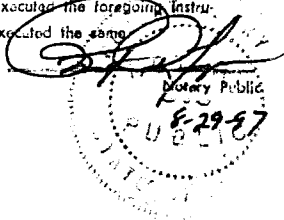
Dated this 26 day of Feb, 1996


ALFRED L. EDGAR


RICHARD W. EDGAR

Return to:
KAREN GEORGETTE WEGSTEIN
426 SOUTH 2ND AVENUE
CHILOQUIN, OR 97624

State of Idaho ss.
County of Payette
On the 21st day of February, 1996, before me
came Richard W. Edgar who me known to be the
individual described in and who executed the foregoing instru-
ment and acknowledged that he executed the same.



STATE OF OREGON,

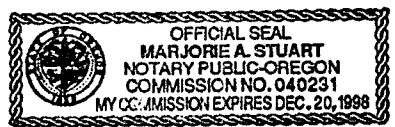
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT
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BE IT REMEMBERED, That on this 29th day of February, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Alfred L. Edgar

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day
of March A.D., 19 96 at 3:24 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 6069

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Cathy Shouse