

MTC 37492NF

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VALERIE LAGENE WYLAND AND THOMAS JOSEPH WYLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VALERIE LA GENE WYLAND AND THOMAS JOSEPH WYLAND, WIFE AND HUSBAND, 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:

The south 60 feet of Lot 68 CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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."

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 of 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 \$ to correct vesting. 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 7th day of March, 19 96; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therefor by order of its board of directors.

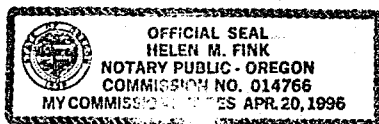
STATE OF OREGON,
County of Klamath, ss.
3/7, 19 96.

Personally appeared the above named
VALERIE LA GENE WYLAND
THOMAS JOSEPH WYLAND

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

Before me: Nancy M. Fink

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)

VALERIE LA GENE & THOMAS JOSEPH WYLAND
4327 Austin
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

VALERIE LA GENE & THOMAS JOSEPH WYLAND
4327 AUSTIN
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
VALERIE LA GENE & THOMAS JOSEPH WYLAND
4327 AUSTIN
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
VALERIE LA GENE & THOMAS JOSEPH WYLAND
4327 AUSTIN
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 13th day of March, 19 96, at 2:34 o'clock PM., and recorded in book M86 on page 6756 or as file/reel number 14627.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Nancy M. Fink Recording Officer
Deputy

FEE \$30.00