

20897

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## WARRANTY DEED

Vol. M96 Page 20012

MTC38462 MS

DENNIS G. KRUSE and BETTY J. KRUSE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

GORDON L. WOLFE,

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 3 IN BLOCK 3 OF TRACT 1126 FIRST ADDITION TO FERNDALE, ACCORDING TO  
THE OFFICIAL PLAT THEREON 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 10.930.

The true and actual consideration for this conveyance is \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 11871 Hwy 66, Ashland OR 97520

Dated this 1st day of July, 19 96

*[Signature of Dennis G. Kruse]*  
DENNIS G. KRUSE

*[Signature of Betty J. Kruse]*  
BETTY J. KRUSE

## NOTARY ACKNOWLEDGEMENT

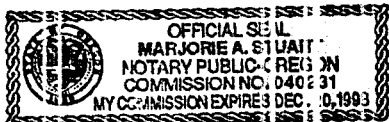
STATE OF Oregon

SS. July 1 19 96

COUNTY OF Klamath

Personally appeared the above named Dennis G. Kruse and Betty J. Kruse

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

*[Signature of Marjorie A. Stuart]*  
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38462-MS

STATE OF OREGON,  
County of Klamath SS.

Return to:

Gordon L. Wolfe

11871 Hwy 66

Ashland, OR 97520

File for record at request of:

AmeriTitle

on this 5th day of July A.D. 19 96  
at 11:13 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 20012

Bernetha G. Letsch, County Clerk

By

Fee, \$30.00

Deputy.