## MTC39106 MS

WARRANTY DEED

VICTOR S. VERSTEEG AND KATHRYN E. VERSTEEG, INDIVIDUALLY AND AS TRUSTEES OF THE VICTOR S. & KATHRYN E. VERSTEEG TRUST,

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 5 of FIRST ADDITION TO KELENE GARDENS, 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: 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 \$ 69,000.00.

The true and actual consideration for this tolling and
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 29th day of August , 19 96
VICTOR S. VERSTEEG
BY: THE VERSTEEG TRUST INDIVIDUALLY AND AS TRUSTEE OF
KATHRYN E. VERSTEEG
BY:THE VERSTEEG TRUST INDIVIDUALLY AND AS TRUSTEE OF
NOTARY ACKNOWLEDGEMENT
STATE OF Oregon SS. August 29 1996
COUNTY OF Klamath
Personally appeared the above named Victor S. Versteeg and Kathryn E. Versteeg,
individually and as Trustee of the Victor S. & Kathryn E. Versteeg Trust
and acknowledged the foregoing instrument to be their voluntary act.
OFFICIAL SEAL MARJORE A STUART MOTARY PUBLIC OREGON COMMISSION NO. 040231 MYCCMMSSON EXPRESIBED. 20, 800
My commission expires 12-20-98 (seal)

ESCROW NO. MT39106-MS

Return to:

Gordon L. Wolfe

11871 Hwy 66

Aghland, OR 97520

Filed for record at request of Amerititle of A.D., 19 96 at 3:55 o'clockP_M., and duly recorded in Vol On Page 2734.0							
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