

24317

'96 SEP -5 A9:04  
WARRANTY DEED

JOHN M. WERLINE and DOROTHY J. WERLINE, husband and wife, Vol. M96 Page 27693  
 Grantor(s) hereby grant, bargain, sell and convey to:  
**WESLEY A. RIDGLEY,**  
 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 20, OLD ORCHARD MANOR, 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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 946 ALANDALE, KLAMATH FALLS, OR 97603

Dated this 30 day of August, 1996.

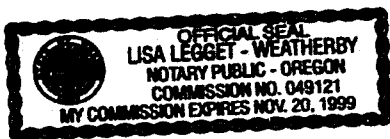
John M. Werline  
 JOHN M. WERLINE

Dorothy J. Werline  
 DOROTHY J. WERLINE

# NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 30 19 96  
 COUNTY OF Klamath

Personally appeared the above named John M. Werline  
and Dorothy J. Werline  
 and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: Lisa Legget Weatherby  
 Notary Public for Oregon  
 My commission expires 11/20/99

ESCROW NO. MT39117-LW

Return to:

WESLEY A. RIDGLEY  
 946 ALANDALE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

AmeriTitle  
 on this 5th day of Sept A.D. 19 96  
 at 9:04 o'clock A M. and duly recorded  
 in Vol. M96 of Deeds Page 27693  
 Bernetha G Letsch, County Clerk  
 By Cheryl Sussell Deputy.  
 Fee, \$30.00