

WARRANTY DEED

MTC30713MS

BARBARA N. PENNY and GARY R. PENNY and THOMAS A. PELLENWESSEL, as tenants in common,

Grantor(s) hereby grant, bargain, sell and convey to:

RALPH S. REMSTEDT and BARBARA J. REMSTEDT, husband and wife,

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:

THE S1/2 SE 1/4 SE 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. TOGETHER WITH AN APPURTENANT EASEMENT RECORDED JULY 14, 1971 IN VOLUME M71, PAGE 7371, MICROFILM RECORDS 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 \$ 40,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 351, BEATTY, OR 97621

Dated this 29 day of Oct, 1996

Barbara N. Penny
BARBARA N. PENNY

Gary R. Penny
GARY R. PENNY

Thomas A. Pellenwessel
THOMAS A. PELLENWESSEL

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. Oct. 29, 1996
COUNTY OF Los Angeles

Personally appeared the above named Thomas A. Pellenwessel

X X X
and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Maria E. Ramos

Notary Public for California, Los Angeles County

My commission expires July 2, 1999

(seal)

ESCROW NO. MT39713-MS

Return to:

RALPH S. REMSTEDT
PO BOX 351
BEATTY, OR 97621

INDIVIDUAL ACKNOWLEDGMENT

No. 5198

State of Oregon
 County of Klamath } ss.

On this the 31 day of Oct. 1996, before me,

Dawn Schooler

the undersigned Notary Public, personally appeared

Barbara N. Penny and Gary E. Penny

☐ personally known to me

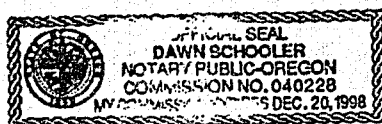
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the
 within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Dawn Schooler

Notary's Signature



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document Warranty deed

Number of Pages 1 Date of Document _____

Signer(s) Other Than Named Above Thomas A. Pellenwessel

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
 of November A.D., 19 96 at 11:48 o'clock A M., and duly recorded in Vol. M96
 of Deeds on Page 34525

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Rosa