

31324

MTC 40156LW

WARRANTY DEED

Vol. 1797 Page 554

PAUL J. LIENAU and COLLEEN S. LIENAU, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 TIPPI R. WAGGENER and CHRISTOPHER L. ENGLEBRIGHT, with the rights of
 survivorship,
 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:

PLEASE SEE ATTACHED EXHIBIT "A"
 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 \$ 143,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 6550 Mayina Way, Klamath Falls, OR 97603

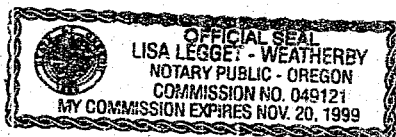
Dated this 6th day of January, 1997

Paul J. Lienau
 PAUL J. LIENAU
 J. pff

Colleen S. Lienau
 COLLEEN S. LIENAU

STATE OF Oregon ss. January 6 19 97
 COUNTY OF Klamath
 Personally appeared the above named Paul J. Lienau

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Lisa Legget-Weatherby
 Notary Public for Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT40156-LW

Return to:

TIPPI R. WAGGENER

6550 Mayina Way
 Klamath Falls, OR 97603

97 JAN -8 P3:29

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 83 of the Supplemental plat of Lots 83 to 86 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF WASHINGTON

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Colleen S. Lienau

_____ is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be _____ free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 7. 1997

Title

Diane F. Peterson DIANE F. PETERSON

My appointment expires 12-31-99

F. 3202 — Individual Capacity

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day
of January A.D., 19 97 at 3:29 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 554

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Rose