

NO

31817

97 JAN 24 P3:49

Vol. M97 Page 2228

Eddy Wilcher

Michael L. Wilcher

Grantor's Name and Address

Franklin D. Neu

Barbara R. Neu

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Aspen Title & Escrow

Collection #2211

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Eddy Wilcher

P.O. Box 197

Keno OR 97627

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of January, 1997, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M97 on page 2228 and/or as fee/file/instrument/microfilm/reception No. 31817, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

TE 2211

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DONALD S. SCHIAVONE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by EDDIE L. WILCHER and MICHAEL L. WILCHER, father and son

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 1, Block 19, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion conveyed to The State of Oregon, by and through its State Highway Commission, recorded March 6, 1956 in Book 281 at Page 320, Deed Records of Klamath County, Oregon. ALSO that portion of vacated Ewauna Street which is adjacent to and inures to said Lot 1, Block 19, as recorded September 27, 1994 in Book M-94 at Page 30363

CODE 1 MAP 380932BD TL 10100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 24th day of JANUARY, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

DONALD S. SCHIAVONE

STATE OF OREGON, County of KLAMATH) ss.

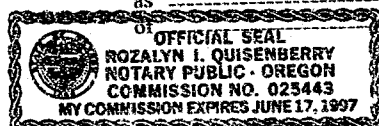
This instrument was acknowledged before me on JANUARY 24, 1997,

by DONALD S. SCHIAVONE

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Rozalyn I. Quisenberry
Notary Public for Oregon
My commission expires 6/17/97