



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045868
 AFTER RECORDING RETURN TO:
 STONECREST HOMES
 7350 SOUTHSIDE BYPASS
 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

WAYNE WESTPHAL, hereinafter called GRANTOR(S), convey(s) to
 STONECREST HOMES, hereinafter called GRANTEE(S), all that
 real property situated in the County of KLAMATH, State of
 Oregon, described as:

Lot 2, Block 2, KLAMATH RIVER ACRES, in the County of Klamath,
 State of Oregon.

CODE 97 MAP 3908-3180 TAX LOT 8700

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$14,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 5th day of March, 1997.



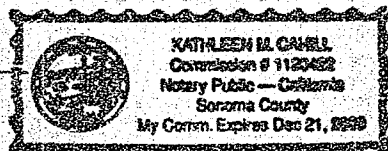
Wayne Westphal
 WAYNE WESTPHAL

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SOLANO)

On MARCH 14, 1997 before me,
KATHLEEN M. CAHILL, Notary Public, personally appeared
WAYNE J.M. WESTPHAL

personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the
 instrument the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.
 WITNESS my hand and official seal.

Signature Kathleen M. Cahill
 My commission expires: Dec 21, 2000



ATTORNEY OR PARTY WITHOUT ATTORNEY (Print and Print Name) Wayne John Milton Westphal 17775 Healdsburg Avenue Geyserville, Ca. (5441)		TELEPHONE NO. (707) 577-8283		FOR COURT USE ONLY <div style="font-size: 24pt; font-weight: bold;">8479</div>	
ATTORNEY FOR (Name): IN PRO PER SUPERIOR COURT OF CALIFORNIA, COUNTY OF SONOMA STREET ADDRESS: 600 Administration Drive, Room 100-J MAILING ADDRESS: P.O. Box 11187 CITY AND ZIP CODE: Santa Rosa, CA 95406 BRANCH NAME:		<div style="font-size: 18pt; font-weight: bold;">DOCKET</div> <div style="font-size: 18pt; font-weight: bold;">FILED</div> <div style="font-size: 18pt; font-weight: bold;">MAY 19 1993</div> <div style="font-size: 18pt; font-weight: bold;">SONOMA COUNTY OFF</div>			
MARRIAGE OF PETITIONER: Wayne John Milton Westphal RESPONDENT: Sharon Marie Westphal					
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Dissolution <input type="checkbox"/> Status only <input type="checkbox"/> Reserving jurisdiction over termination of marital status Date marital status ends: 9-27-93 </div> <div style="text-align: center;"> JUDGMENT <input type="checkbox"/> Legal separation <input type="checkbox"/> Nullity </div> </div>					
CASE NUMBER: SFL- 731457					

1. This proceeding was heard as follows: ☒ default or uncontested ☐ by declaration under Civil Code, § 4511 ☐ contested
- a. Date: **3-26-93** Dept.: **26** Rm.: **26**
- b. Judge (name): ☐ Temporary judge
- c. ☐ Petitioner present in court ☐ Attorney present in court (name):
- d. ☐ Respondent present in court ☐ Attorney present in court (name):
- e. ☐ Claimant present in court (name): ☐ Attorney present in court (name):
2. The court acquired jurisdiction of the respondent on (date): **3-26-93** ☐ Respondent was served with process ☐ Respondent appeared

3. THE COURT ORDERS, GOOD CAUSE APPEARING:

- a. ☒ Judgment of dissolution be entered. Marital status is terminated and the parties are restored to the status of unmarried persons
- (1) ☒ on the following date (specify): **9-27-93**
- (2) ☐ on a date to be determined on noticed motion of either party or on stipulation.
- b. ☐ Judgment of legal separation be entered.
- c. ☐ Judgment of nullity be entered. The parties are declared to be unmarried persons on the ground of (specify):
- d. ☐ Wife's former name be restored (specify):
- e. ☐ This judgment shall be entered nunc pro tunc as of (date):
- f. ☐ Jurisdiction is reserved over all other issues and all present orders remain in effect except as provided below.
- g. ☐ Other (specify):

h. Jurisdiction is reserved to make other orders necessary to carry out this judgment.

Date: **5-18-93**

LLOYD VON DER MEHDEN

JUDGE OF THE SUPERIOR COURT

4. Number of additional pages attached: **2**

☐ Signature follows last attachment

NOTICE

Please review your will, insurance policies, retirement benefit plans, credit, cards, other credit accounts and credit reports, and other matters you may want to change in view of the dissolution or annulment of your marriage, or your legal separation. A debt or obligation may be assigned to one party as part of the division of property and debts, but if that party does not pay the debt or obligation, the creditor may be able to collect from the other party. An earnings assignment will automatically be issued if child support, family support, or spousal support is ordered.

Form Adopted by Rule 1287
Judicial Council of California
1287 (Rev. January 1, 1983)

JUDGMENT
(Family Law)

Cont Code, § 4514

Feb. 28 1997 04:41 PM P2

PHONE NO. : 541 8936144

FROM : CENTURY 21 SHOWHOUSE REALTORS

MARITAL SETTLEMENT AGREEMENT

I, Wayne John Milton Westphal, Husband, and I Sharon Marie Westphal, Wife agree as follows:

I. GENERALLY: We are now husband and wife. We were married on the tenth day of October, 1979. We make this agreement with references to the following facts.

II. DIVISION OF COMMUNITY PROPERTY AND DEBTS: The parties warrant and declare under penalty of perjury that the assets and liabilities divided in this agreement constitute all their community and quasi-community assets and liabilities. In the event that the division is unequal, the parties knowingly and intelligently waive an equal division of the community property.

A. Husband is awarded and assigned the following assets as his share of the community property:

Lots 2 and 3, Block 2, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 97 MAP 3908-3180 TL 8700 KEY #499794

CODE 97 MAP 3908-3180 TL 8800 KEY #499785

B. Wife is awarded and assigned the following assets as her share of the community property:

All household furniture, appliances and knickknacks.

In addition, Husband and Wife agree that their community property and bills are minimal, and that they have already divided it to their mutual satisfaction. Each hereby transfers and quitclaims to the other any and all interest in any property in the possession of the other and agrees that whatever property the other may possess is now the sole and separate property of the other.

III. RESERVATION OF JURISDICTION: The parties agree that the court shall have jurisdiction to make whatever orders may be necessary or desirable to carry out this agreement and to divide equally between the parties any community assets or liabilities omitted from division under this agreement.

IV. ADVICE OF COUNSEL: The parties recognize that the termination of the marriage, issues of child custody, visitation, child and spousal support, and division of marital property will be determined by this instrument. We recognize that we each have a right to seek advice from independent counsel of our own choosing and that we knowingly and with due regard for the importance of same have elected to proceed with this agreement.

V. EXECUTION OF INSTRUMENTS: Each agrees to execute and deliver any document, make all endorsements, and do all acts which are necessary or convenient to carry out the terms of this agreement.

VI. PRESENTATION TO COURT: This agreement shall be presented to the court in any divorce proceeding between the parties, the parties shall be ordered to comply with all its provisions, and all warranties and remedies provided in this agreement shall be preserved.

VII. DISCLOSURE: Each party has made a full and honest disclosure to the other of all current finances and assets, and each enters into this agreement in reliance thereon. Each warrants to the other and declares under penalty of perjury that the assets and liabilities divided in this agreement constitute all of their community assets and liabilities.

VIII. BINDING EFFECT: This agreement, and each provision thereof, is expressly made binding upon heirs, assigns, executors, administrators, representatives, and successors in interest of each party.

Dated: 5-11-93

Wayne W. Engel
Husband

Dated: May 11, 1993

Sharon J. Engel
Wife

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of March A.D., 19 97 at 3:55 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 8478

FEE \$45.00

Bernetha G. Leitch, County Clerk
by Kathleen Ross