

36789

MTC 41117-LW
WARRANTY DEED

Vol. 1197 Page 12905

KELLY B. WILSON and GLENNIS J. WILSON, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JOSEPH M. PENOLI and SUNDIE B. PENOLI, 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:

Lot 22 in Block 2 of TRACT 1228-LOCKFORD 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 \$ 85,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4111 PERRY ST., KLAMATH FALLS, OR 97603

Dated this 25th day of April, 1997

Kelly B. Wilson
KELLY B. WILSON

Glenn J. Wilson
GLENNIS J. WILSON

STATE OF OREGON ss. APRIL 25th 19 97

COUNTY OF KLAMATH

Personally appeared the above named KELLY B. WILSON AND GLENNIS J.
WILSON

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:
Lisa Legget - Weatherly
Notary Public for OREGON
My commission expires 11/20/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT41117-LW

Return to:
JOSEPH M. PENOLI
4111 PERRY ST.
KLAMATH FALLS, OR 97603

Awerititle

on this 28th day of April A.D. 1997
at 3:53 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 12905.

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.
Fee, \$30.00