

40961

MTC 41649-KA  
WARRANTY DEED

Vol. m97 Page 21893

JERRY W. CARLSON, AS TO AN UNDIVIDED 1/2 INTEREST AND CHARLES W. CARLSON AND SUSAN E. CARLSON AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST., Grantor(s) hereby grant, bargain, sell and convey to:

DAWN E. WESSLING,

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:

LOTS 1 AND 2 IN BLOCK 67 OF LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 202 Washington, Klamath Falls, OR 97601

Dated this \_\_\_\_\_ day of July, 197.

SEE ATTACHED SIGNATURE PAGE

After recording return to: Dawn E. Wessling  
202 Washington  
Klamath Falls, OR 97601

97 JUL 11 P3:53

SIGNATURE PAGE

Jerry W. Carlson  
JERRY W. CARLSON

\_\_\_\_\_  
CHARLES W. CARLSON

\_\_\_\_\_  
SUSAN E. CARLSON

Dated this 9th day of July, 1997.

\*\*\*\*\*

STATE OF Oregon

COUNTY OF Benton SS. 7-9- 19 97

Personally appeared the above named Jerry W Carlson  
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

(seal)

Carol Schaumburg  
Notary Public  
State of Oregon  
My Commission expires: 12-26-00



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STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

JERRY W. CARLSON

Charles W. Carlson  
CHARLES W. CARLSON

Susan E. Carlson  
SUSAN E. CARLSON

Dated this 8<sup>th</sup> day of July, 1997.

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STATE OF Washington

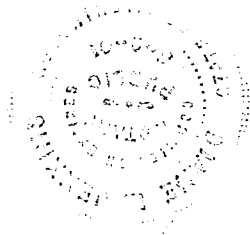
COUNTY OF King SS. July 8 19 97

Personally appeared the above named Charles W. Carlson  
and Susan E. Carlson  
and acknowledged the foregoing instrument to be our voluntary act.

WITNESS My hand and official seal.

(seal)

Diane J. Penland  
Notary Public  
State of Washington  
My Commission expires: 5-9-01



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STATE OF \_\_\_\_\_

SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day  
of July A.D., 19 97 at 3:53 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 21893

FEE \$20.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross