

NA

MTC 422358
WARRANTY DEED

VOL M91 Page 28117

KNOW ALL MEN BY THESE PRESENTS, That . . .

KENNETH and ALICE WOODMANSEE, husband and wife

hereinafter called the grantor, for the consideration hereinabove stated, to grantor paid by . . .

DANIEL and PHYLLIS SPERLING, husband and wife

hereinafter called the 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 thereto belonging or in any way appertaining, situated in . . . KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 37 of Block 48 in Tract 1184 Oregon Shores Unit 2, First Addition as shown on the Map filed on November 5, 1978 in Volume 21, page 29 of Maps in the office of the County Recorder of said County.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the 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 . . .

. . . 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 \$15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 9.0.10.)

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 8 day of July, 1997; if a corporate grantor, 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.

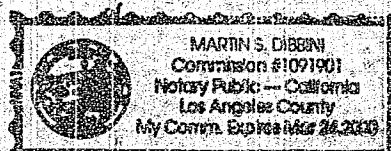
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 309.30.

California

STATE OF CALIFORNIA, County of Los Angeles) ss.

/ This instrument was acknowledged before me on 7/18/1997, at
by . . . Notary Public in California . . .This instrument was acknowledged before me on 7/18/1997,
by Alice Woodmansee . . .

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My commission expires 3/27/2006 Calif.

Kenneth & Alice Woodmansee
20034 Lassen

Chatsworth, CA 91311

Grantor's Name and Address

Daniel & Phyllis Sperling

5234 Avenida Hacienda

Tarzana, CA 91356

Grantee's Name and Address

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

Daniel & Phyllis Sperling

5234 Avenida Hacienda

Tarzana, CA 91356

Until recorded otherwise add all tax statements to (Name, Address, Zip) same as grantees

④

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of August, 1997, at 11:28 o'clock A.M., and recorded in book/roll/volume No. M97, on page 28117, and/or as file/instrument/microfilm/reception No. 44227, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By . . . Deputy