

44227

FORM No. 633 - WARRANTY DEED (Individuals) or Corporate.

HA

MTC 42238
WARRANTY DEED

FEE: \$30.00 \$10.00 PER PAGE

Vol. 1997 Page 28117

KNOW ALL MEN BY THESE PRESENTS, That
KENNETH and ALICE WOODMANSEE, husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DANIEL and PHYLLIS SPERLING, husband and wifehereinafter 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 thereunto
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 encumbrancesand 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 part of the consideration (indicate which). (The sentence between the symbol @, if not applicable, should be deleted. See ORS 9.010.)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 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 SET FORTH IN
ORS 30930.

California

STATE OF OREGON, County of Los Angeles

ss.

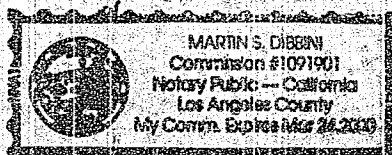
This instrument was acknowledged before me on 7/8/1997,

by Kenneth Woodmansee

This instrument was acknowledged before me on 7/8/1997,

by Alice Woodmansee

as

M. S. Dibbin
Notary Public for Oregon
My commission expires 3/24/2000 Calif.

Kenneth & Alice Woodmansee

20034 Lassen

Chatsworth, CA 91311

Grantor's Name and Address

Daniel & Phyllis Sperling

5234 Avenida Hacienda

Torrance, CA 91356

Grantee's Name and Address

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

Daniel & Phyllis Sperling

5234 Avenida Hacienda

Torrance, CA 91356

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

same as grantee

SPACE RESERVED
FOR
RECORDER'S USE

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. 1997 on page
28117 and/or as fee/file/instru-
ment/microfilm/reception No. 44227,
Record of Deeds of said County.Witness my hand and seal of
County, affixed.

Bernetha G. Lersch, Co. Clerk

By Kithen Ross Deputy.

Fee: \$30.00