

## WARRANTY DEED

MARGARET R. WENNEIS,

Grantor(s) hereby grant, bargain, sell and convey to:  
 JIM BUTLER, II and DEBORAH ELLEN BUTLER, as tenants by the entirety,  
 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 12 IN BLOCK 1 OF FIRST ADDITION TO VALLEY VIEW, ACCORDING TO THE  
 OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
 KLAQMATH 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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: ~~-6105-PECK-DRIVE-~~ KLAMATH FALLS, OR ~~97603-~~ 97601  
 P.O. Box 2186

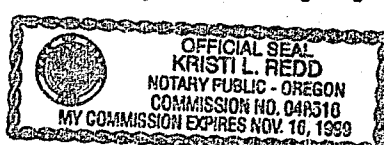
Dated this 29th day of August, 19 97

Margaret R. Wenneis  
 MARGARET R. WENNEIS

STATE OF OREGON ss. August 29 19 97  
 COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
MARGARET R. WENNEIS

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:  
Kristi L. Redd  
 Notary Public for Oregon  
 My commission expires 11/16/99

ESCROW NO. MT42012-KR

Return to:

JIM BUTLER, II  
~~-6105-PECK-DRIVE-~~ P.O. BOX 2186  
 KLAMATH FALLS, OR ~~97603-~~ 97601

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Amerititle  
 on this 2nd day of Sept. A.D., 1997  
 at 10:19 o'clock A. M. and duly recorded  
 in Vol. M97 of Deeds Page 28658

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
 Fee, \$30.00 Deputy.