

NO

46894

97 OCT 13 P3:41

Vol. 1997 Page 33700

WALLACE WATKINS

1059 CREWS RD

MEDEFORD OR 97501

Grantor's Name and Address

MAX WEIN & SHIRLEY M. WEIN

Grantee's Name and Address

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

MAX WEIN & SHIRLEY M. WEIN

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

MAX WEIN & SHIRLEY M. WEIN

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 13th day of October, 1997, at 3:41 o'clock P.M., and recorded in book/reel/volume No. 1997 on page 33700 and/or as fee/file/instrument/microfilm/reception No. 46894, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

Fee: \$30.00

MTL 420916-1

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WALLACE WATKINS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MAX WEIN & SHIRLEY M. WEIN, as tenants by the entirety hereinafter called 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 2 in Block 8 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS WARRANTY DEED IS BEING GIVEN AND RECORDED TO FULFILL THAT CERTAIN LAND SALES CONTRACT DATED AUGUST 5, 1970, RECORDED SEPTEMBER 2, 1970, IN VOLUME M70, PAGE 7747, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): except those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 2,950.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

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 18th day of September, 1997; if grantor is a corporation, 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.

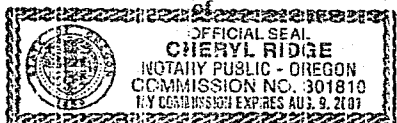
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Wallace Watkins  
WALLACE WATKINS

STATE OF OREGON, County of MJackson ) ss.

This instrument was acknowledged before me on September 18, 1997, by WALLACE WATKINS

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_



Cheryl Ridge  
Notary Public for Oregon  
My commission expires 8-9-2001