

NS

49660

97 DEC -5 P3:28

Vol. 1197 Page 39705



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):
SPERLING & BALCH LEGAL DEPT.
12211 EAST BROADWAY
SPOKANE WA 99206

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.
Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

MTC 42238

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that _____ KENNETH and ALICE WOODMANSEE, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _____
DANIEL and PHYLLIS SPERLING, husband and wife
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 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 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): _____

_____, 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 ☐ 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 _____ day of _____, 19____; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Kenneth Woodmansee
KENNETH WOODMANSEE
Alice Woodmansee
ALICE WOODMANSEE

STATE OF OREGON, County of Los Angeles) ss.

This instrument was acknowledged before me on 12/03/1, 1997,
by [Signature]

This instrument was acknowledged before me on _____, 19____,

by _____
as _____
of _____

Notary Public for Oregon
My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

39706

State of CALIFORNIA

County of LOS ANGELES

On 12/03/97

Date

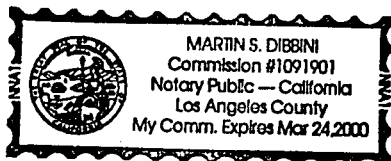
before me, Martin S. Dibbini

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kenneth Woodmansee and Alice Woodmansee

Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

M. S. Dibbini

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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Prod. No. 5907

Reorder: Call Toll-Free 1-800-878-8827

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day of December A.D., 19 97 at 3:28 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 39705

FEE \$35.00

By Bernetha G. Litsch, County Clerk
Kathleen R. [Signature]