

50675

MTC 43145-MG
WARRANTY DEED

Vol m97 Page 42023

WESLEY SCOTT BENTLEY, JR.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WESLEY SCOTT BENTLEY, SR.,

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:

LOTS 8, 9 AND 11 IN BLOCK 3 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON ACCORDING TO THE OFIFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KALMATH 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:

SUBJECT TO: Real Estate Contract, dated June 5, 1981, of which a Memorandum was recorded June 5, 1981 in Volume M81, page 10117, Microfilm Records of Klamath County, Oregon, in favor of Leonard L. Fike and Joyce L. Fike, husband and wife, as Vendors, which the above named Grantee agrees to assume and pay in full.

SUBJECT TO: Trust Deed recorded on August 19, 1991 in Volume M91, page 16451, Microfilm Records of Klamath County, Oregon, in favor of Lisa West and Ramon West, or the survivor thereof, as Beneficiary, which the above named Grantee agrees to assume and pay in full.

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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 15027, SACRAMENTO, CA 95851-0027

Dated this 11 day of December, 1997

Wesley Scott Bentley Jr.
WESLEY SCOTT BENTLEY, JR.

STATE OF _____
COUNTY OF _____ SS. _____ 19 _____

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. MT43145-MG

Return to:

WESLEY SCOTT BENTLEY, SR.
PO BOX 15027
SACRAMENTO, CA 95851-0027

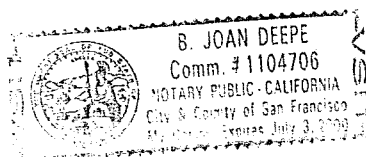
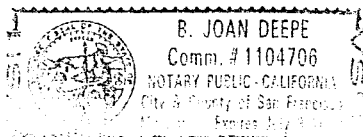
*See attached -
B. Jean Weep
Notary Public,
California*

State of California
County of San Francisco

42024

On December 11, 1997, before me, B. Joan Deepe, Notary Public,
DATE NAME, TITLE OF OFFICER, E.G., JANE DOE, NOTARY PUBLIC
personally appeared Wesley Scott Bentley, Jr.
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.

B. Joan Deepe
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

one
NUMBER OF PAGES

12/11/97
DATE OF DOCUMENT

None
SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AMERITITLE the 26TH day
of DECEMBER A.D., 19 97 at 11:25 o'clock A.M., and duly recorded in Vol. M97
of DEEDS on Page 42023

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kadum Road