

NS

65842

'98 SEP -8 A9:18

Vol 1998 Page 32920

Peter Josefsson and Lyra Wentzel  
22076 Cholet Way  
Palo Cedro, CA 96073

Grantor's Name and Address

Dean and Martha Lawrence  
P.O. Box 494  
Bly, OR 97622

Grantee's Name and Address

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

Dean and Martha Lawrence

P.O. Box 494

Bly, OR 97622

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

Dean C. Lawrence

P.O. Box 494

Bly, OR 97622

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument  
was received for record on the 8th day  
of September, 1998, at  
9:18 o'clock A.M., and recorded in  
book/reel/volume No. M98 on page  
32920 and/or as fee/file/instru-  
ment/microfilm/reception No. 65842,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By *Deanne M. Munk* Deputy.

Fee \$30.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PETER M. JOSEFSON AND LYRA B. WENTZEL

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DEAN LAWRENCE AND  
MARTHA LAWRENCE, 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:

Beginning at a point which is North 89°52' West 1608.35 feet, South 1°13'  
West 1055.13 feet, North 88°47' West 16.58 feet, South 26°14' West 264.85 feet and  
North 88°47' West 173.18 feet from the Northeast corner of section 3, township 37 South,  
Range 14 East of The Willamette Meridian, thence North 1°13' East 100 feet, thence  
North 88°47' West 50 feet, thence South 1°13' West 100 feet, thence South 88°47' East  
50 feet to point of beginning, being a portion of Lot 2, Section 3, Township 37 South,  
Range 14 East of the Willamette Meridian.

Code Area 058 Acct. # 406206

Map # R 3714 0312 08700

Bly Not Platted

Por Lot 2

Sec 3 Twshp 37 Rnge 14.0

\*\* Fulfillment of real estate contract recorded in Volume M85 at Page 11665.

(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 \$20,000.00. 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 1st day of SEPTEMBER, 1998; 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.

California

STATE OF OREGON, County of ) ss.

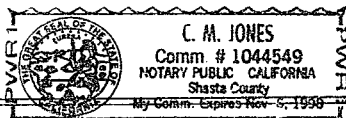
This instrument was acknowledged before me on SEPTEMBER 1, 1998

by *CM Jones* This instrument was acknowledged before me on , 19

by

as

of



*CM Jones*  
Notary Public for California  
My commission expires 11-6-98