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Vol. 1199 Page 672 ③

Edward Betsch & Eva M. Betsch
2437 Kane
Klamath Falls, OR 97603

see reverse of this document

Give Your Name and Address

After receiving, please to Clara, Address, Zip:

Thomas Wallenburn
5747 Bartlett Ave.
Klamath Falls, OR 97603

I will instruct otherwise, send all tax payments to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of Klamath

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/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County
affixed.

M&NF

TITLE

By _____, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Edward Betsch and Eva M. Betsch husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Thomas D. Wallenburn and Renee M. Wallenburn Husband and Wife and Michael A. Wallenburn and Neva W. Wallenburn 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 583, Block 108, of Mills Addition to the City
of Klamath Falls, Oregon, according to the duly
recorded plat thereof;

(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): easements and restrictions of record, if any:

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 \$ 25000.00 .[Ⓢ] 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 14th day of January, 1999; 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.

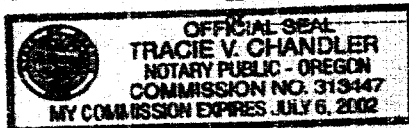
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.530.

✓ Grand Betel by Margaret Wallenburg Paal
Eva m. Betsch

STATE OF OREGON, County of Klamath

STATE OF OREGON, County of _____
This instrument was acknowledged before me on January 1, 1977
by Eva M. Bettsch _____ 10

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



Notary Public for Oregon
My commission expires -

552

673

Grantee's name and address

Thomas D. Wallenburn and Renee M. Wallenburn husband and wife

5747 Bartlett Ave.

Klamath Falls, OR 97603

and

Michael A. Wallenburn and Neva W. Wallenburn husband and wife

2619 Nickel Ave.

Crescent City, CA 95531

FORM No. 158—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of

Klamath

ss.

On this the

7th

day of

January

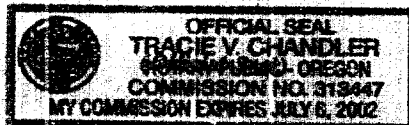
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personally appeared

Margaret J. Wallenburn who, being duly sworn (or affirmed), did say that She is the attorney in fact for

Edward Betsch

and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

(Signature)

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 8th day
 of January A.D., 19 99 at 11:30 o'clock A.M., and duly recorded in Vol. M99
 of Deeds on Page 672

FEE \$35.00

Linda Smith, County Clerk
 By

