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NS
Thomas Dale Wheeler Sr.
P.O. Box 1552
Albany, OR 97321
Grantor's Name and Address
ESTRAL RAY J. FELSINGER &
DEANDEA SUE FELSINGER
3115 Malheur St.
SPRAGUE RIVER, OR 97321
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
1ST American Title Co.
Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 9/20/99, at 3:02 p.m.
In Vol. M99 Page 37352
Linda Smith,
County Clerk Fee \$ 30.00

K53377

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Thomas Dale Wheeler, Sr.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ESTRAL RAY, Jr & DEANDEA SUE FELSINGER 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 11 in Block 12 of Second Addition to Nimrod River park,
According to The official plat thereof on file in the
Office of county clerk of Klamath County, Oregon.
Address 3115 Malheur Street
Sprague River, OR 97639

(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 \$ 27,500.00. 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 14 day of August, 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.

Thomas Dale Wheeler Sr.

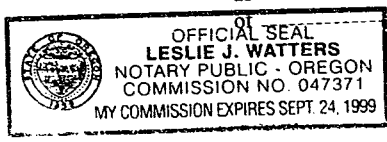
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

STATE OF OREGON, County of Marion
This instrument was acknowledged before me on
by Thomas Dale Wheeler
This instrument was acknowledged before me on
by
as

8-74

1997

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Leslie J. Watters
Notary Public for Oregon
My commission expires 9-24-99