

NA

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WALTER E. WAGNER and ELEANOR A. WAGNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON MACLAUGHLIN
and LINDA S. MACLAUGHLIN

hereinafter called the 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 26, Block 17, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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

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 \$ 10,000.00

However, the actual consideration consists of or includes other property or consideration or promises which is the whole consideration indicated hereby. (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 18 day of January, 2000; if a corporate grantor, 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 30.930.

Walter E. Wagner
Eleanor A. Wagner

STATE OF OREGON, County of Klamath ss. 2000

This instrument was acknowledged before me on January 18, 2000, by WALTER E. WAGNER and ELEANOR A. WAGNER

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

as _____

of _____



Toni L. Hagen
Notary Public for Oregon
My commission expires 12/15/03

Walter E. and Eleanor A. WAGNER

P.O. Box 162

Bonanza, Or. 97623

Grantor's Name and Address

Don and Linda S. MACLAUGHLIN

159 Ridgecrest

Klamath Falls, Or. 97601

Grantee's Name and Address

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

SAME AS GRANTEE

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

SAME AS GRANTEE

State of Oregon, County of Klamath
Recorded 1/21/00, at 3:27 pm.
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Linda Smith,
County Clerk Fee \$ 21-

SPACE RESERVED
FOR
RECORDER'S USE