

NN



WALTER E. WAGNER
3500 SUMMERS LANE #41
KLAMATH FALLS, OR. 97603

Grantor's Name and Address

PENNY WOLFF
P.O. BOX 1632
ESTACADA, OR. 97023

Grantee's Name and Address

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

WALTER E. WAGNER
3500 SUMMERS LANE #41
KLAMATH FALLS, OR. 97603

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

PENNY WOLFF
P.O. BOX 1632
ESTACADA, OR. 97023

2008-012313

Klamath County, Oregon



00052514200800123130010015

SPACE RESERVE
FOR
RECORDER'S USE

09/03/2008 11:45:21 AM

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WALTER E. WAGNERhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by PENNY WOLFF,

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 23 IN BLOCK 14, 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 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): RESERVATIONS AND RESTRICTIONS OF RECORD RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND.

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. ^① 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. ^① (The sentence between the symbols ^①, 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.

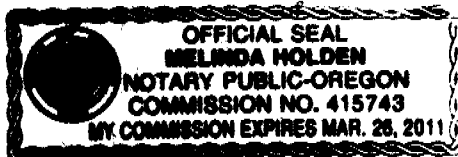
In witness whereof, the grantor has executed this instrument on 7-22-08; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.930.

Walter Wagner

STATE OF OREGON, County of Klamath, ss. 7-22-08This instrument was acknowledged before me on 7-22-08 by Walter E. Wagner

This instrument was acknowledged before me on _____

by _____ as Grantorproperty

Notary Public for Oregon

My commission expires March 26, 2011