

GRANTOR:

William K. Gruenewald and Toni B. Gruenewald
1304 Redwood Rd
Suite 105
Saratoga Springs, UT 84045

2012-010870

Klamath County, Oregon



00125091201200108700020022

10/01/2012 03:36:35 PM

Fee: \$42.00

GRANTEE:

Stephen J. Manning and Frances Manning
3209 Cliffview Ct.
Granbury, TX 76048

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William K. Gruenewald and ^{Tori} Toni B. Gruenewald, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephen J. Manning and Frances Manning, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6, Block 1, TRACT NO. ¹²¹⁸ 1281, DODDS HOLLOW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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"

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, and (a) A promissory note in the original principal sum of \$75,000.00 in favor of Washington Mutual Bank, FA, secured by a deed of trust recorded October 5, 2007, as Volume No. 2007-017414 Official Records of Klamath County, Oregon, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of 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 \$70,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 27th day of September, 2012.

X William K. Gruenewald

X Toni B. Gruenewald

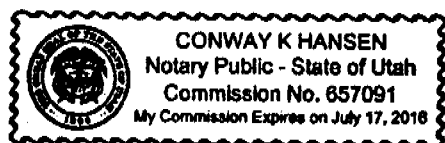
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named William K. Gruenewald and Toni B. Gruenewald and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:

Notary Public for



42nd

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Utah } ss.
County of Utah }

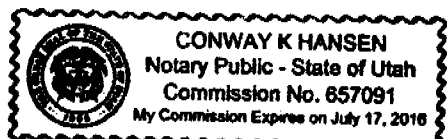
On this the 27th day of September, 2012, before
me, Conway K Hansen ^{Day} ^{Month} ^{Year}, the undersigned Notary
~~Tori Gruenwald + William Gruenwald~~
Name of Notary Public
Public, personally appeared Tori Gruenwald + William Gruenwald,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) is/are
subscribed to the within instrument, and
acknowledged to me that he/she/they
executed the same for the purposes therein
stated.

WITNESS my hand and official seal.



Place Notary Seal and/or Any Stamp Above

Conway K Hansen
Signature of Notary Public
Conway K Hansen
Other Required Information (Printed Name of Notary, Residence, etc.)
261 E. Auburn Lane
Lehi UT 84043

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to
persons relying on the document and could prevent fraudulent removal and reattachment
of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint of Signer

Top of thumb here