

15x 2205340 LW

After recording return to
and send tax statements to:

Teresa Hair
10769 Powell Road
Keno, OR 97627

2014-002659
Klamath County, Oregon
03/27/2014 11:14:24 AM
Fee: \$42.00

WARRANTY DEED

JOHN WENCL and JEANNINE WENCL, Trustees of the WENCL LIVING TRUST U/A 3/19/96, hereinafter referred to as Grantor, conveys and warrants to TERESA HAIR, Grantee, all of Grantor's interest in the following described real property situated in the County of Klamath, State of Oregon (hereinafter referred to as "the Property"), free of encumbrances except as specifically set forth herein:

Beginning at a point in Section 36, 656.1 feet North of point 766.1 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian, Klamath County, Oregon; thence West, a distance of 208.7 feet to a point; thence North a distance of 104.35 feet to a point; thence East a distance of 208.7 feet to a point; thence South a distance of 104.35 feet to the point of beginning.
(Map R-3907-036DO-02100-000).

SUBJECT TO AND EXCEPTING: All liens, encumbrances, easements or any other interest of record, of any type or nature.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this conveyance is \$60,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

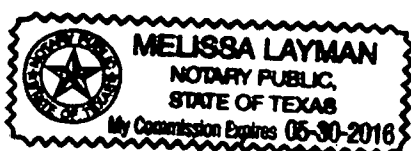
IN WITNESS WHEREOF, Grantors have executed this instrument as of this 13 day of February 2014.

John Wencil
John Wencil, Co-Trustee
Wencil Living Trust U/A 3/19/96

Jeannine Wencil
Jeannine Wencil, Co-Trustee
Wencil Living Trust U/A 3/19/96

STATE OF TEXAS)
County of Oldham) ss.

This instrument was acknowledged before me on this 13th day of February, 2014, by John Wencil and Jeannine Wencil.



Before me:

Melissa Layman
Notary Public for Texas
My commission expires: 5-30-16

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