

#01034749  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Laurance J. Gerhart  
11239 Miracle Drive  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RODNEY LEO ALLEN and LINDA ALLEN, husband and wife hereinafter  
called GRANTOR(S), convey(s) to LAWRENCE J. GERHART and SHARON  
A. GERHART, husband and wife hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 9 in Block 1, Tract 1165, MIRACLE MANOR, in the County of  
Klamath, State of Oregon.

Code 52, Map 3910-9BD, TL 120.

"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." X SG

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Regulations,  
including levies, liens and utility assessment of the city of  
Klamath Falls. 2) Conditions and Restrictions as shown on the  
recorded plat of Miracle Manor. 3) Declaration of Conditions  
and Restrictions recorded August 7, 1978 in Book M78, page  
17109. 4) Subject to rules and regulations of Fire Patrol  
District. 5) Easement, including the terms and provisions  
thereof, recorded August 1, 1942 in Book 149, page 42.,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$8,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of January, 1990.

X Rodney L. Allen  
RODNEY LEO ALLEN

Linda Allen  
LINDA ALLEN

STATE OF OREGON, County of Curry ) ss.

January 13, 1990.

Personally appeared the above named RODNEY LEO ALLEN and LINDA  
ALLEN and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Jeannette Foster nee Byers

Notary Public for Oregon

My Commission Expires: 10-12-91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
of Jan. A.D., 19 90 at 4:00 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 1256.

Evelyn Biehn - County Clerk

By Pauline Millender

FEE \$28.00

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