

010 36667
WARRANTY DEED

AFTER RECORDING RETURN TO:
RICHARD R. GERHARDT
CHERYL K. GERHARDT

2425 Orchard
Klamath Falls, OR 97601

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

DENICE M. CRABTREE WHO ACQUIRED TITLE AS DENI E M. ROSENDAHL
hereinafter called GRANTOR(S), convey(s) to RICHARD R. GERHARDT
AND CHERYL K. GERHARDT, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN....

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.

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
\$32,000.00.

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 22nd day of August, 1991.

Denise M. Crabtree
DENISE M. CRABTREE Denise M. Crabtree

GENERAL ACKNOWLEDGMENT

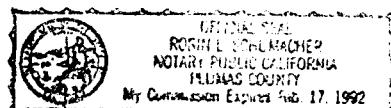
110 201

State of California
County of Plumas } SS.

On this the 22th day of August 1991, before me,

Robin L. Schumacher
the undersigned Notary Public, personally appeared
Denise M. Crabtree
Denise M. Crabtree

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.



Robin L. Schumacher
Notary's Signature

EXHIBIT "A"

The West 50 feet of Lot 4, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

ALSO All that portion of Lot 5, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the North line of said Lot 5 aforesaid, 29.5 feet Westerly from the Northeast corner of said Lot, and running thence Westerly along the North line of said Lot 5, 50 feet to an intersection with the West line of Lot 4 of said Block 125, if extended North; thence South along the West line of Lot 4 extended 73.7 feet to the Northerly line of the U.S. Government B Lateral Canal right of way; thence Southeasterly along said right of way line to a point 50 feet East at right angles of the West line of Lot 4 in said Block 125, extended; thence North 98 feet to the place of beginning.

TOGETHER WITH that portion of property as described in Quitclaim Deed recorded August 6, 1975 in Book M-75 at Page 9117 which inures to the above described property.

CODE 1 MAP 3809-33AD TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 30th day
of August A.D., 19 91 at 10:48 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 17396.

Evelyn Biehn County Clerk

By [Signature]

FEE \$ 33.00