

46698

#01038592  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
JAMES ROEMER  
JANICE ROEMER  
1436 Eldorado  
Klamath Falls, OR 97601

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

The THEODORE H. and MURIEL F. GEHRMAN TRUST DATED 10-18-90,  
hereinafter called GRANTOR(S), convey(s) to JAMES ROEMER and  
JANICE ROEMER, husband and wife, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 2 in Block 12 of HILLSIDE ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29AA, Tax Lot 6000 & 6100.

"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." *OK JUP*

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 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  
\$50,000.00.

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 24th day of June, 1992.

The THEODORE H. and MURIEL F. GEHRMAN TRUST DATED 10-18-90

BY: *Theodore H. Gehrmann, Trustee*  
THEODORE H. GEHRMAN, TRUSTEE

BY: *Muriel F. Gehrmann, Trustee*  
MURIEL F. GEHRMAN, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On this 24th day of June 1992, personally appeared appeared the  
above named THEODORE H. GEHRMAN and MURIEL F. GEHRMAN, and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

*Evelyn Biehn*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 25th day  
of June A.D., 19 92 at 3:33 o'clock P.M., and duly recorded in Vol. M92  
of Deeds on Page 13972.

Evelyn Biehn County Clerk

By *Muriel F. Gehrmann*

FEE \$30.00