06-27-94A11:19 RCVD



WARRANTY DEED

#03041898 AFTER RECORDING RETURN TO:

GARY J. MUELLER JUDY K. MUELLER 3307 HILYARD AVENUE KLAMATH FALLS, OR 97603

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

CHARLES THURMAN, CHARLES R. THURMAN and VIRGINIA E. SHIPLER, hereinafter called GRANTOR(S), convey(s) to GARY J. MUELLER and JUDY K. MUELLER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 22, Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southerly 10 feet as conveyed to Klamath County, a municipal organization by Deed recorded May 14, 1961 in Book 329 at Page 595, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-3CD TL 9100

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

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 s35,000.00.

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 23rd day of تربيعي 1994. CHARLES R. THURMAN harto i human CHARLES THURMAN by CHARLES R. THURMAN, his Attorney in Fact VIRGINIA E. SHIPLER by CHARLES R. O Charles R Oh THURMAN, her Attorney in Fact

STATE OF CALIFORNIA County of Warin

On this 23^{κ} day of June, 1994,

Personally appeared the above named CHARLES R. THURMAN, individually and as ATTORNEY IN FACT FOR CHARLES THURMAN AND VIRIGINIA E. SHIPLER and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Notary Public for California My Commission Expires: 11-3-97

TAURIE TYLER É COMM. # 1000342 5 NOTARY FUBLIC - CALIFORNIA & MARIN COUNTY My Comm. Expires Nov. 3, 1997

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