

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  
\$35,000.00.

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 June, 1994.

*Charles R. Thurman*  
CHARLES THURMAN by CHARLES R.  
THURMAN, his Attorney in Fact

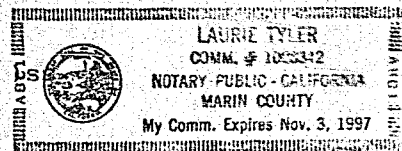
*Virginia E. Shipley*  
VIRGINIA E. SHIPLER by CHARLES R.  
THURMAN, her Attorney in Fact

STATE OF CALIFORNIA County of Marin

On this 23rd day of June, 1994,

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

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





19837

00-24-2441-10 REV 5

88340

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WARRANTY DEED

Aspen Title & Escrow, Inc.

00301199

Aspen Recording Return to:

City of Portland

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day  
of June A.D., 19 94 at 11:19 o'clock A. M., and duly recorded in Vol. M94  
of Deeds on Page 19837.

FEE \$35.00

Evelyn Biehn County Clerk  
By Quinn Miller

NOTICE: This deed is being recorded in the County of Klamath, State of Oregon, described as:  
Lot 33, Block 2, 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, 1981 in Book 222 at Page 292. Deed Records of Klamath County, Oregon.

CODE 44 MAY 2000-2001 9100

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAW AND THE TAXES AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING 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 EXAMINING OR FOREST PRACTICES AS DEFINED IN ORS 30.200."

and covenant (3) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, easements, rights, rights of way and easements of record, if any, and against upon the land, and with intent and belief the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,000.00.

In considering this deed and where the context so requires, the boundaries include the future.

IN WITNESS WHEREOF, the grantor has executed this instrument the 27th day of June, 1994.

CHARLES R. THURMAN

CHARLES R. THURMAN, Attorney in fact

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