

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That  
STEVEN G. HERBST and HENRY L. HERBST, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
CATHY LILLIAN GRIMM and THOMAS RICHARD GRIMM, as tenants by the entirety, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
Lots 50 and 51, LAKEWOOD

Lots 50 and 51, LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**MOUNTAIN TITLE COMPANY**  
 not allow use of the property described in this document

**MOUNTAIN TITLE COMPANY**

*"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 30.930."*

To Have and to Hold to

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of  
record and those apparent upon the land, if any, as the date of this deed  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances  
The true and actual consideration paid for this transfer

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 91,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4<sup>th</sup> day of August, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

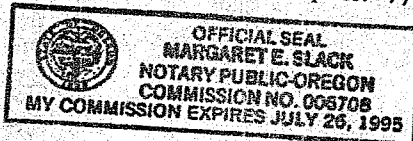
STATE OF OREGON

STATE OF OREGON,  
County of WASHINGTON  
August 4th, 1994

*Personally appeared the above named*  
**STEVAN G. HERBST**  
**WENDY L. HERBST**

\_\_\_\_\_ and acknowledged the foregoing instruments  
to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed.

Before me: Margaret E. Sloan  
Notary Public for Oregon  
My commission expires: 7/26/95



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

(SEAL)

~~STEVEN G. HERBST and WENDY L. HERBST~~  
~~12790 SW CLEVELAND BAY~~  
~~BEVERTON, OR 97005~~

CATHY LILLIAN GRIMM and THOMAS RICHARD GRIMM  
2947 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After payment returns to:  
CATHY LILLIAN GRIMM and THOMAS RICHARD GRIMM  
2947 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all the statements shall be sent to the following address.

CATHY LILLIAN GRIMM and THOMAS RICHARD GRIMM  
2947 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath ss

I certify that the within instrument was received for record on the 5th day of Aug, 19 94, at 11:05 o'clock A M., and recorded in book M94 on page 24202 or as file/reel number 85476.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
*Pauline Maulenab* Deputy

Fee \$30.00

**MOUNTAIN TITLE COMPANY**