

WARRANT DEED

KNOW ALL MEN BY THESE PRESENTS That

GILBERT KAUFMAN

hereinafter called the grantor, for the consideration hereinbefore stated, to grantor paid by

L. A. GRATZER and PEGGY P. GRATZER, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants 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 and that 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, stated in terms of dollars, is \$ 55,000.00

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 30th 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

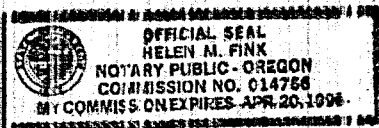
County of Klamath

Personally appeared the above named

GILBERT KAUFMAN

and acknowledged the foregoing instrument to be his voluntary act and deed

Before me:

Notary Public for Oregon  
My commission expires:

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)

GILBERT KAUFMAN

1375 Reeves Dr  
Beverly Hills CA 90212GRANTOR'S NAME AND ADDRESS:  
L. A. GRATZER and PEGGY P. GRATZER  
814 LINCOLN STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS:

L. A. GRATZER and PEGGY P. GRATZER  
814 LINCOLN STREET  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIPL. A. GRATZER and PEGGY P. GRATZER  
814 LINCOLN STREET  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

27247

# EXHIBIT "A"

## LEGAL DESCRIPTION

A portion of Lot 6, Block 55 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 6, Block 55 in NICHOLS ADDITION thence Southerly along Westerly line of said Lot 6, 110 feet; thence Easterly and parallel with Washington Street 65 feet to the Easterly line of said Lot 6, thence Northerly along the Easterly line of said Lot 6, 110 feet to Washington Street, thence Westerly and at right angles to Eighth Street 65 feet to the place of beginning, being all of Lot 6 of said Block 55, SAVE AND EXCEPT a strip of land 10 feet off the rear of said lot reserved for an alley.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day  
of Aug A.D., 19 94 at 9:50 o'clock A M. and duly recorded in Vol. M94  
of Deeds on Page 27246

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Nielsen