

MTC 34517-MK
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENNIS BRENNER and JOAN BRENNER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE H. GEHRMAN, husband and wife MURIEL F. GEHRMAN, 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:

Lot 2 in Block 3 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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 and 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 \$ 5,500.00

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 19 day of Jan, 19 95; 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 California
County of Lake, ss.
January 12, 19 95

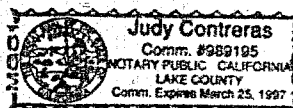
DENNIS BRENNER
JOAN BRENNER

Personally appeared the above named
DENNIS BRENNER
JOAN BRENNER

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

Before me:

Judy Contreras
Notary Public for Oregon California
My commission expires: 3-25-97



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)

DENNIS BRENNER and JOAN BRENNER
6681 MORNINGSIDE DRIVE
KELSEYVILLE, CA 95451

GRANTOR'S NAME AND ADDRESS

THEODORE H. GEHRMAN and MURIEL F. GEHRMAN
72 EULALONA COURT
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE H. GEHRMAN and MURIEL F. GEHRMAN
72 EULALONA COURT
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

THEODORE H. GEHRMAN and MURIEL F. GEHRMAN
72 EULALONA COURT
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.

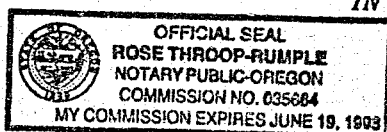
By _____ Recording Officer
Deputy

STATE OF OREGON,

County of Multnomah } ss.FORM No. 22—ACKNOWLEDGMENT
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BE IT REMEMBERED, That on this 18 day of January, 1995,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Joan Brenner

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Rose Throop Rumble
Notary Public for Oregon
My commission expires June 19, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day
of Jan. A.D., 19 95 at 1:40 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 1400

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Douglas M. Mendenhall