

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

THEODORE D. ICHTERTZ and LINDA H. ICHTERTZ, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RUSSELL D. DRIESSEN

, 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:

All of Lot 6 and Lot 7, less the Westerly 25 feet of said Lot 7, in Block  
2, LENOX, 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 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 \$ 10,335.34  
XX  
XX  
XX  
part of the consideration which is the consideration for the purchase of the property described in the deed.  
See XXX

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 21 day of March, 1995;  
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,

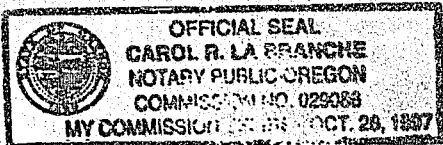
County of Douglas ) ss.  
March 21, 1995

Personally appeared the above named \_\_\_\_\_  
THEODORE D. ICHTERTZ  
LINDA H. ICHTERTZ

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

Before me:

Carol R. LaBrande  
Notary Public for Oregon  
My commission expires: 10-26-97



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

THEODORE D. ICHTERTZ and LINDA H. ICHTERTZ

STATE OF OREGON.

ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 30th  
day of March, 1995,  
at 11:26 o'clock A. M., and recorded  
in book M95 on page 7556 or as  
fil. reel number 97230,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co Clerk  
Syntha M. Letay, Recording Officer  
Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

03-30-95A11:26 RCVD

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