

## MTC3582KR WARRANTY DEED

DONNA M. CULLEN,  
Grantor(s) hereby grant, bargain, sell and convey to  
STEVEN E. GELHARDT and JUDY C. GELHARDT, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 13, Block 214, MILLS SECOND 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.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2958 HOPE ST., KLAMATH FALLS, OR 97603

Dated this 10th day of August, 1995.

Donna M Cullen  
DONNA M. CULLEN

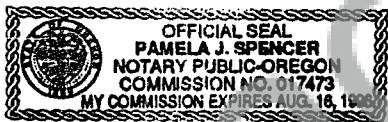
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/10 1995

COUNTY OF Klamath

Personally appeared the above named DONNA M. CULLEN

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:

Pamela J. Spencer

Notary Public for Oregon

My commission expires 8/16/96

(seal)

Return to:  
STEVEN E. GELHARDT  
2958 HOPE ST.  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11th day  
of August A.D., 19 95 at 3:55 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 21515.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller