

WARRANTY DEED

Vol. M95 Page 33616

MTC 36680 NF

WILLIAM DEAN HERMANN and KATHLEEN HERMANN,
Grantor(s) hereby grant, bargain, sell and convey
YOLANDA N. GUZMAN,

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 691 in Block 104 of MILLS 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 \$ 30,780.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2036 DARROW, KLAMATH FALLS, OR 97601

Dated this 7th day of December, 1995

William Dean Hermann
WILLIAM DEAN HERMANN

Kathleen Hermann
KATHLEEN HERMANN

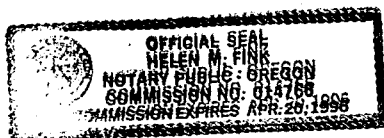
55 DEC -8 P3:18

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 12/7 1995
COUNTY OF Klamath

Personally appeared the above named WILLIAM DEAN HERMANN AND KATHLEEN
HERMANN

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Before me:

Helen M. Fink
Notary Public for OREGON

My commission expires 4/20/96

Return to:
YOLANDA N. GUZMAN
2036 DARROW
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of December A.D., 1995 at 3:18 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 33616

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell