

10324

WARRANTY DEED

Vol. 1005 Page 33663

MTC 36693KR

RICHARD A. GELHARDT and LINDA E. GELHARDT, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey
DALE R. LANDRUM and CYNTHIA A. LANDRUM, as tenants by the entirety,
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:

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

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 \$ 61,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1605 IVORY STREET, KLAMATH FALLS, OR 97603

Dated this 7th day of December, 1995.

Richard A. Gelhardt
RICHARD A. GELHARDT

Linda E. Gelhardt
LINDA E. GELHARDT

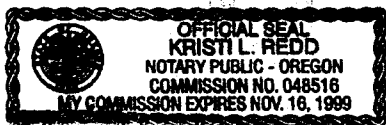
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. December 7 19 95
COUNTY OF KLAMATH

Personally appeared the above named _____

RICHARD A. GELHARDT and LINDA E. GELHARDT

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to:

DALE R. LANDRUM
1605 IVORY STREET
KLAMATH FALLS, OR 97603

95 DEC 11 AM 57

PARCEL 1:

Lot 30 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

That portion of Lot 29, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying South of the following described line in the County of Klamath, State of Oregon.

Beginning at a point which is 9 feet North (North 00 degrees 48' West by record) from the Southwest corner of said lot, thence in a Southeasterly direction to the iron in at the Southeast corner of said Lot 29.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11 day
of Dec. A.D., 19 95 at 10:57 o'clock A. M., and duly recorded in Vol. M95,
of Deeds on Page 33663.

FEE \$35.00

By Bernetha G. Letsch, County Clerk