

# MOUNTAIN TITLE COMPANY

22199

WARRANTY DEED

MOE 38881 MS

Vol. M96 Page 22836

KNOW ALL MEN BY THESE PRESENTS, That George E. Yates

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Aaron T. Kuhlman and Shannon M. Kuhlman, 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:

Lots 15 and 16 in Block 7 of ST. FRANCIS PARK, 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

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 \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 2nd day of July, 1996; 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 Klamath ss.

July 2, 1996

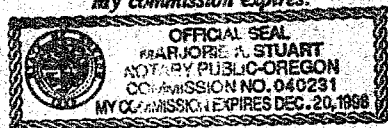
Personally appeared the above named George E. Yates by his attorney in fact, Jeff Phillips

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

Before me: Mary Jo Stuart

Notary Public for Oregon

My commission expires:



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)

George E. Yates

GRANTOR'S NAME AND ADDRESS

Aaron Kuhlman & Shannon M. Kuhlman  
5815 Independence Avenue  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Aaron T. Kuhlman and Shannon M. Kuhlman  
5815 Independence Avenue  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change in requested all tax statements shall be sent to the following address:

Aaron T. Kuhlman and Shannon M. Kuhlman  
5815 Independence Avenue  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of July, 1996, at 11:48 o'clock AM., and recorded in book M96 on page 22836 or as file/reel number 22199, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

Recording Officer

Fee \$30.00

By Deputy