

23046

WARRANTY DEED

Vol. 1996 Page 24762

JOSEPH J. FREEDMAN, TRUSTEE OF THE JOSEPH J. FREEDMAN PROFIT SHARING TRUST, AND
T.C. DAEUBLE, JR., EACH AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell and convey to:

ROSE M. GEERHART,

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:

LOTS 15 AND 16 IN BLOCK 120 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66
UNIT, PLAT NO. 4, 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 \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 435, BONANZA, OR 97623

Dated this 8th day of August, 1996.

TRUSTEE OF THE JOSEPH J. FREEDMAN TRUST

BY: Joseph J. Freedman

TRUSTEE

JOSEPH J. FREEDMAN

T.C. DAEUBLE, JR.

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Deschutes

SS. 8/18 19 96

Personally appeared the above named Joseph J. Freedman

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Terry L. Julian

Notary Public for Oregon

My commission expires 12/1/2000

(seal)

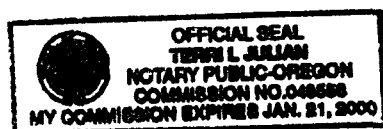
ESCROW NO. MT38971-MS

Return to:

ROSE M. GEERHART

P.O. BOX 435

BONANZA, OR 97623



NOTARIAL PUBLIC, TRUSTEE OF THE JOSEPH L. FREEDMAN PROFIT SHARING TRUST, AND
TO BE A PART OF THE TRUST, AS TRUSTEE IN COMMON.

STATE OF OREGON,

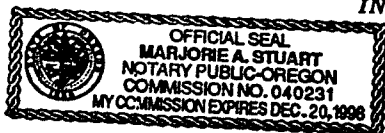
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 8th day of August, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named T.C. Dauble, Jr.

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that his executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of August A.D., 1996 at 3:58 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 24762

FEE \$35.00

Bernetha G Letsch, County Clerk

By *Bernetha G Letsch*

