

37760

MTC 38460-MS Vol. 1797 Page 15001  
WARRANTY DEED

ALAN K. ABNER and DONNA ABNER,  
Grantor(s) hereby grant, bargain, sell and convey to:  
VINCENT D. HERR and SAMANTHA L. HERR, 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:

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 \$ 81,250.00

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3928 VALINDA, KLAMATH FALLS, OR 97603

Dated this 14th day of May, 1997.

Alan K. Abner  
ALAN K. ABNER

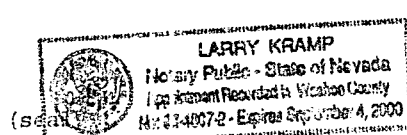
Donna Abner  
DONNA ABNER

STATE OF Nevada ss. May 14 19 97  
COUNTY OF Washoe

Personally appeared the above named Alan K. Abner + Donna Abner

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Larry Kramp  
Notary Public for Nevada  
My commission expires 2000

ESCROW NO. MT38460-MS

Return to:  
VINCENT D. HERR  
3928 VALINDA  
KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 of the SE1/4 of the SE1/4 of Section 9, Township 39 South, Range 10 East  
of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day  
of May A.D., 19 97 at 3:47 o'clock P.M., and duly recorded in Vol. 1597  
of Deeds on Page 15001

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Bond