

WARRANTY DEED

AMT 495 19M6

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JAMES R. GERHARDT,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KEM MARIE MCKIM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,

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

ACCT.: 3809-032BA-16700

KEY NO.: 410371

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 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 725 NORTH SECOND STREET, KLAMATH FALLS, OR 97601

Dated this 9th day of November 1999

James R. Gerhardt
JAMES R. GERHARDT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 9, 1999 by JAMES R. GERHARDT.



Marion Grantham
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49519-MG

Return to:

KEM MARIE MCKIM
725 NORTH SECOND STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

45039

The Southerly one-half of Lots 4 and 5 in Block 27 of FIRST 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, described as follows:

Beginning at the most Southerly corner of Lot 5 aforesaid, being the corner of Second Street and the alley through said Block 27; thence Northeasterly along the Northerly line of said alley 106 feet, more or less, to the most Easterly corner of Lot 4 aforesaid; thence Northwesterly along the Easterly line of said Lot 4, 55 feet; thence Southwesterly and parallel with said alley, 106 feet, more or less, to the Easterly line of Second Street; thence Southeasterly along said line of Second Street 55 feet to the place of beginning.

State of Oregon, County of Klamath
Recorded 11/10/99, at 3:43 p.m.
In Vol. M99 Page 45038
Linda Smith,
County Clerk Fee \$ 35.00