



## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01052261

AFTER RECORDING RETURN TO:  
 ANTHONY HERMAN & CYNTHIA L. HERMAN  
 1000 CALIFORNIA AVENUE  
 KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
 Recorded 12/29/00, at 2:56 p m.  
 In Vol. M00 Page 47102  
 Linda Smith,  
 County Clerk Fee \$ 21.00

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

JOHN L. JIRSA, hereinafter called GRANTOR(S), convey(s) and warrants to ANTHONY HERMAN AND CYNTHIA L. HERMAN, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 8, Block 109, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29CC, Taxlot 6100

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$59,900.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF the grantor has executed this instrument this 29th day of December 2000.

John L. Jirsa  
 JOHN L. JIRSA

STATE OF OREGON, County of Klamath)ss.

On December 29, 2000, personally appeared John L. Jirsa who acknowledged the foregoing instrument to be His voluntary act and deed.

Vickie Blankenburg  
 Notary Public for OREGON  
 My Commission Expires: 7/01/01

