



## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01052235

AFTER RECORDING RETURN TO:  
 THOMAS C. SMALL AND JENNIFER COLE-SMALL  
 1930 MELROSE STREET  
 KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
 Recorded 01/08/01, at 11:46 a.m.  
 In Vol. M01 Page 683  
 Linda Smith,  
 County Clerk Fee \$ 21<sup>00</sup>

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

DENNIS ROGER BLOMBERG AND JACQUELINE MARIE BLOMBERG,  
 hereinafter called GRANTOR(S), convey(s) and warrants to THOMAS  
 C. SMALL AND JENNIFER COLE-SMALL, Husband and Wife, hereinafter  
 called GRANTEE(S), all that real property situated in the  
 County of Klamath, State of Oregon, described as:

LOT 7, BLOCK 38, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH  
 FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-28CB, TAXLOT 2200

"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  
 \$118,000.00.

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 3<sup>rd</sup> day of January 2001.

Dennis Roger Blomberg  
 DENNIS ROGER BLOMBERG

Jacqueline Marie Blomberg  
 JACQUELINE MARIE BLOMBERG

STATE OF Oregon, County of Klamath ss.

On January 3<sup>rd</sup>, 2001, personally appeared Dennis Roger  
 Blomberg and Jacqueline Marie Blomberg who acknowledged the  
 foregoing instrument to be their voluntary act and deed.

Gary A. Dawson  
 Notary Public for County of Sonoma, State of California  
 My Commission Expires: April 27<sup>th</sup>, 2004

