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2001 Feb 21 9:26 am

JOHN O. HINTZE & WANDA J. HINTZE
TRUSTEE J & W HINTZE FAMILY TRUST
12050 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OREGON 97603

Grantor's Name and Address

JOHN O. HINTZE & WANDA HINTZE, TRUSTEES
HINTZE FAMILY TRUST DATED 12/1/00
12050 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JAMES H. SMITH, ATTORNEY
711 BENNETT AVE.
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JOHN O. HINTZE
WANDA HINTZE
12050 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OREGON 97603

SPACE RESERVED FOR RECORDER'S USE

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STATE OF OREGON, County of _____ } ss.

I certify that the within instrument was received for recording on _____, at _____ o'clock _____.M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **_____, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ****_____, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

**JOHN O. HINTZE AND WANDA J. HINTZE, TRUSTEES J. AND W. HINTZE FAMILY TRUST DATED JUNE 8, 1983

**** JOHN HINTZE AND WANDA HINTZE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE HINTZE FAMILY TRUST DATED DECEMBER 1, 2000, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ -0- ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the consideration (Indicate which)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

John O. Hintze TTEE
JOHN O. HINTZE, TRUSTEE

Wanda J. Hintze ttee
WANDA J. HINTZE, TRUSTEE

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on 6th February 2001

by _____

This instrument was acknowledged before me on 6th February 2001,

by JOHN O. HINTZE AND WANDA J. HINTZE

as TRUSTEES

of THE J & W HINTZE FAMILY TRUST DATED 6/8/83

OFFICIAL SEAL
KAREN K. BORTIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 331896
MY COMMISSION EXPIRES MAY 27, 2004

Karen K. Bortis
Notary Public for Oregon
My commission expires 5-27-04

Unofficial Copy

EXHIBIT "A"

(357 E. Main)

Parcel 1: Lots 1, 2 and 3 Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Parcel 2: Lots 6, 7 and 8, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

State of Oregon, County of Klamath
Recorded 02/21/01, at 9:26a m.
In Vol. M01 Page 6787
Linda Smith,
County Clerk Fee$ 26.00

Unofficial Copy