

'01 MAY 7 AM 11:23

mtc S3931-ms
WARRANTY DEED

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LENORA L. ZUMBRUN, ALSO KNOWN AS LENORA ZUMBRUN,

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

CYNTHIA J. SCHMIDT,

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
3909-003AB-04900-000 524267

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 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1937 CREST STREET, KLAMATH FALLS, OR 97603

Dated this 7th day of May 2001.

X Lenora L. Zumbun
LENORA L. ZUMBRUN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 7 2001 by
LENORA L. ZUMBRUN.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53931-MS

Return to:
CYNTHIA J. SCHMIDT
1937 CREST STREET
KLAMATH FALLS, OR 97603



EXHIBIT "A"
LEGAL DESCRIPTION

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A parcel of land lying in Lot 46, Block G of HOMECREST, a platted subdivision in Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at a point on the Northeasterly line of Crest Street (Faircrest South on the Homecrest plat) said point also being 118.0 feet Southeasterly from the most Westerly corner of Lot 46, Block G, HOMECREST; thence continuing Southeasterly along the Northeasterly line of Crest Street, a distance of 142 feet; thence North along the East line of Homecrest 161.2 feet; thence South 51 degrees 33' West 120.5 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 05/07/01, at 11:23a m.
In Vol. M01 Page 20776
Linda Smith,
County Clerk Fee \$ 26⁰⁰