

Order No. K-56357
Escrow No. K56357B
Loan No. 8679159
WHEN RECORDED MAIL TO GRANTEE:
Freeman L. Ashworth
5460 AMERICAN AVENUE
KLAMATH FALLS, OR 97603

1185936 State of Oregon
APN:

K56872

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Ladd Herbst and Marilyn Herbst, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____

FREEMAN L. ASHWORTH AND CAROL A. ASHWORTH, HUSBAND AND WIFE
Hereinafter called the 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the 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 and that the 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 \$ 116,000.00.

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 this 9th day of May, 2001; if a corporate grantor, 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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Ladd Herbst
Ladd Herbst
Marilyn Herbst
Marilyn Herbst

STATE OF Idaho
COUNTY OF Bonneville SS.

On December 8, 2000 before me, DANIEL J. NELSON personally appeared, Ladd Herbst and Marilyn Herbst, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Daniel J. Nelson My Commission Expires: 20 JANUARY 2003

LEGAL DESCRIPTION

Lot 3 in Block 2 AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/09/01, at 2:31 p.m.
In Vol. M01 Page 21346
Linda Smith,
County Clerk Fee\$ 26⁰⁰