

01 JUL 26 AM 11:14

MTL 54488-KR  
WARRANTY DEED

Vol. M01 Page 37140

F. BRANDT GUTERMUTH and ANGELA M. GUTERMUTH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SEAN BROKER and JANAE BROKER, as tenants by the entirety,  
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:

Lot 9 in Block 35 of TRACT NO. 1081 - FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT #4008-006BA-00600

KEY #621955

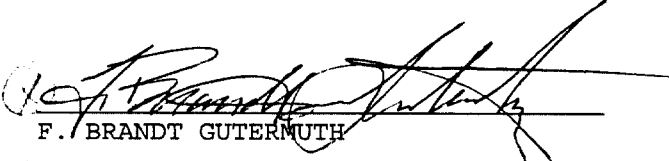
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 11247 WHITE GOOSE DR. KLAMATH FALLS, OR 97603

Dated this 21 day of July, 2001.

  
F. BRANDT GUTERMUTH

  
ANGELA M. GUTERMUTH

STATE OF CALIFORNIA

COUNTY OF ~~TRINITY~~ Shasta

} ss.

On July 21, 2001 before me, Theresa Marie Little personally appeared F. BRANDT GUTERMUTH & ANGELA M. GUTERMUTH 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

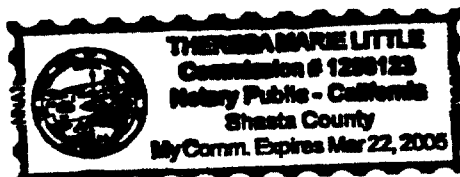
WITNESS my hand and official seal.

Signature Theresa Marie Little

ESCROW NO. MT54488-KR

Return to:

SEAN BROKER  
11247 WHITE GOOSE DR.  
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath  
Recorded 07/26/01 at 11:14 a. m.  
In Vol. M01 Page 37140  
Linda Smith,  
County Clerk Fee\$ 21.00