

'01 SEP 5 PM4:00

mtc S4534-KR
WARRANTY DEED

Vol. M01 Page 45211

KUHLMAN BUILDERS, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FREDERICK W. FRENCH and ROXANA L. FRENCH, 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 30 in TRACT NO. 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 **162,500.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 31st day of August 2001

KUHLMAN BUILDERS, INC., AN OREGON
CORPORATION

BY: Aaron T. Kuhlman

AARON T. KUHLMAN, PRESIDENT

BY: Arthur B. Kuhlman

ARTHUR B. KUHLMAN, SECRETARY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 31, 2001 by AARON
T. KUHLMAN as President and ARTHUR B. KUHLMAN as Secretary of KUHLMAN BUILDERS,
INC., an Oregon Corporation.

(Signature)
(Notary Public for Oregon)

My commission expires _____

ESCROW NO. MT54534-KR

Return to:

FREDERICK W. FRENCH



SPECIAL POWER OF ATTORNEY

(To be prepared under the supervision of an Attorney)

THIS IS A MILITARY POWER OF ATTORNEY PREPARED AND EXECUTED PURSUANT TO TITLE 10, UNITED STATES CODE, SECTION 1044b BY A PERSON AUTHORIZED TO RECEIVE LEGAL ASSISTANCE FROM THE MILITARY SERVICES. FEDERAL LAW EXEMPTS THIS POWER OF ATTORNEY FROM ANY REQUIREMENT OF FORM, SUBSTANCE, FORMALITY OR RECORDING THAT IS PRESCRIBED FOR POWERS OF ATTORNEY BY THE LAWS OF ANY STATE, COMMONWEALTH, TERRITORY, DISTRICT, OR POSSESSION OF THE UNITED STATES. FEDERAL LAW SPECIFIES THAT THIS POWER OF ATTORNEY SHALL BE GIVEN THE SAME LEGAL EFFECT AS A POWER OF ATTORNEY PREPARED AND EXECUTED IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION WHERE IT IS PRESENTED.

KNOW ALL PERSONS, that I,

Roxana L French
Eagle River

a legal resident of

Alaska

and presently stationed or residing at

1516 Black Canyon Rd
Crawford CO 81415

desiring to execute a SPECIAL POWER OF ATTORNEY, do hereby appoint

whose address is

Frederick W. French
PSC Box 98, Nellis AFB NV 89101

my Attorney-in-Fact to act as follows, GRANTING unto my said Attorney full power to:

FOR ME AND IN MY NAME, BUY REAL PROPERTY IN THE CITY OF Klamath Falls
STATE OF Oregon, FOR SUCH PRICE OR PRICES AND ON SUCH TERMS AS MY SAID
ATTORNEY-IN-FACT SHALL THINK BEST, AND TO SIGN MY NAME AND EXECUTE ON MY BEHALF ALL DEEDS,
INSTRUMENTS AND OTHER DOCUMENTS INCIDENT THERETO WHICH MAY BE NECESSARY OR PROPER.

Lot 30 Tract 1344, 7th Addition Phase 1
885 Rosemont Ct. Klamath Falls, OR 97603

All business transacted by means of this power shall be transacted in my name, and all indorsements and instruments executed by my
said attorney shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact".

TERMINATION: Unless sooner revoked or terminated by me, this Special Power of Attorney shall terminate on 05 Aug 2002
Notwithstanding my insertion of a specific expiration date herein, if on the above specified expiration date I shall be, or have been, carried in a military status of "missing," "missing-in-action"
or "prisoner of war," then this power of attorney shall automatically remain valid and in full effect until sixty (60) days after I have returned to United States Military control following
termination of such status. This power of Attorney shall not be affected by the disability of the principal.

IN WITNESS WHEREOF, I have hereunto set my hand this the

06 day of August 2001
Roxana L French
(Grantor's Signature)

WITNESSES:

(Name)

State of Oregon, County of Klamath

Recorded 09/05/01 at 4:00 p m.

In Vol. M01 Page 45211

Linda Smith,

County Clerk Fee \$ 26.00

IF ACKNOWLEDGED BEFORE A NOTARY PUBLIC:

State of

NEVADA

(County) (City) (Parish)

Clark

I,

JAMES O. COLEY

a Notary Public in and for the (County) (City) (Parish)

and State aforesaid, do hereby certify that on the

6th

day of

August2001

before

me personally appeared

ROXANA L. FRENCH

who signed and executed the foregoing instrument

In Witness Whereof, I have hereunto set my hand and official seal this day and year above.

James O. Coley
(Notary Public)

My Commission Expires

