

AMT 56017 TM

WARRANTY DEED

Vol M01 Page 67268

KENNETH G. KUHLMAN and DELORES KUHLMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SHANNA SIMMONS,

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
ACCT#3809-029DC-02200 KEY#370084

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.

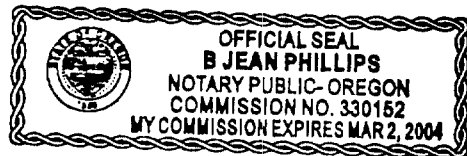
The true and actual consideration for this conveyance is \$ 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1126 GRANT STREET, KLAMATH FALLS, OR 97601

Dated this 31st day of Dec, 2001.

Kenneth G. Kuhlman
KENNETH G. KUHLMAN

Delores Kuhlman
DELORES KUHLMAN



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12 31, 2001 by
KENNETH G. KUHLMAN AND DELORES KUHLMAN.

B Jean Phillips
(Notary Public for Oregon)
My commission expires 3-2-02

ESCROW NO. MT56017-TM

Return to:
SHANNA SIMMONS
1126 GRANT STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/31/01 3:14 p m.
Vol M01, Pg 67268
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

26M

EXHIBIT "A"
LEGAL DESCRIPTION

The Northeast $21 \frac{2}{3}$ feet of Lot 7 and the Southwest $21 \frac{2}{3}$ feet of Lot 8, Block 60, of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, of Block 60, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Northeasterly along the Southeasterly line of Grant Street in said city $21 \frac{2}{3}$ feet; thence Southeasterly at right angles to Grant Street 120 feet; thence Southwesterly parallel with Grant Street $43 \frac{1}{3}$ feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southeasterly line of Grant Street $21 \frac{2}{3}$ feet to the place of the beginning.