

NN
02 JUN 7 PM3:03Vol M02 Page 33725
STATE OF OREGON, 1

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Julie Montgomery

10945 Simpson Canyon Rd

Klamath Falls Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/07/2002 3:03 p.m.

Vol M02, Pg 33725

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BARBARA AHLERT TRUSTEE OF THE BARBARA AHLERT TRUST DATED May 5, 1993

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

JULIE MONTGOMERYhereinafter called 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:**Lot 25 of TRACT 1310, PLUM VALLEY II, according to the office plat thereof on file in the office of the County Clerk of Klamath County, Oregon.****R-3709-02900-00500-000****Key- 379398**

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect on the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): except those of record and apparent to the land

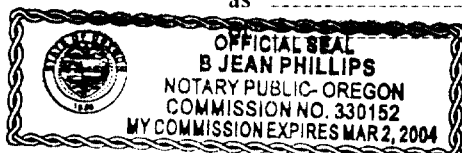
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on June 7, 2002; if grantor is a corporation, 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Barbara Ahlert, trustee**Barbara Ahlert, Trustee of the Barbara Ahlert Trust dated May 5, 1993**STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on June 7, 2002, by Barbara Ahlert, Trustee of the Barbara Ahlert TrustThis instrument was acknowledged before me on Dated May 5, 1993, by _____ as _____B. Jean Phillips
Notary Public for Oregon
My commission expires 3-2-04