



THIS SPACE RESERVED FOR RECORDER'S USE
MT 57461-TM

After recording return to:

NINA E. SIMPSON

1039 MERRYMAN DRIVE

KLAMATH FALLS, OR 97603

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

NINA E. SIMPSON

1039 MERRYMAN DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT57461-TM

Title No.

Vol M02 Page 39503

State of Oregon, County of Klamath

Recorded 07/11/2002 3:06 p.m.

Vol M02, Pg 39503

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

02 JUL 11 PM 3:06

WARRANTY DEED

ELNORA N. APPUHN AND RANDALL JOHN HEINRICH, NOT AS TENANTS IN COMMON BUT WITH
THE RIGHT OF SURVIVORSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

NINA E. SIMPSON

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 94, MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

KEY#443461

3809-034CB-00900

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.

The true and actual consideration for this conveyance is \$ 95,000.00.

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.

Dated this 9 day of July, 2002.

Elnora N. Appuhn
ELNORA N. APPUHN

Randall John Heinrich
RANDALL JOHN HEINRICH

Elnora N. Appuhn attorney in fact
BY: ELNORA N. APPUHN, ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 9 2002 by
ELNORA N. APPUHN INDIVIDUALLY AND AS ATTORNEY IN FACT FOR RANDALL JOHN HEINRICH.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

