



After recording return to:  
Fred Graeber and Tami Graeber  
3600 Orr Spring Rd.  
Ukiah, CA 95482

Until a change is requested all tax statements  
shall be sent to the following address:  
Fred Graeber and Tami Graeber  
3600 Orr Spring Rd.  
Ukiah, CA 95482

Escrow No. K58988L  
Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 47757

State of Oregon, County of Klamath  
Recorded 08/23/2002 3:03 p.m.  
Vol M02, Pg 47757-58  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

'02 AUG 23 PM3:03

### STATUTORY WARRANTY DEED

Russell E. Gmirkin, Vasia "Tom" Gmirkin and Sydney E. Vidricksen, an estate in fee simple as tenants in common., Grantor, conveys and warrants to Fred Graeber and Tami Graeber, as tenants by the entirety interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 48, the Northerly 768.90 feet of Lot 61, the North 768.90 feet of Lots 58, 59 and 60, and all of Lot 49, in vacated Midland Tract, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:  
Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF FIRST GUARANTY EXCHANGE COMPANY AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 consideration for this conveyance is \$193,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of AUGUST, 2002.

Russell E. Gmirkin  
Russell E. Gmirkin 8/22/2002

Vasia "Tom" Gmirkin  
Vasia "Tom" Gmirkin

Sydney E. Vidricksen  
Sydney E. Vidricksen

STATE OF OREGON )  
 ) ss.  
County of Washington )

Signed before me on this 22nd day of AUGUST 2002 by Russell E. ~~Gmirkin~~ only.



Nancy D. Russell  
Notary Public for OREGON  
My Commission expires: January 15, 2005

K26'

47758

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 20 day of August, 2002  
by ~~Russell E. Gmirkin~~, Vasia "Tom" Gmirkin and Sydney E. Vidrickson



Laura Valbert  
Notary Public for Oregon

My commission expires: 9-29-03