



MTL 58332-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SARAH E. ARTEMOFF

3305 Hilldale St
Klamath Falls OR 97603

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

SARAH E. ARTEMOFF

3305 Hilldale St
Klamath Falls, OR 97603

Escrow No. MT58332-LW

Title No.

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State of Oregon, County of Klamath

Recorded 11/27/2002 3:03 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 NOV 27 PM3:03

WARRANTY DEED

RANSE L. HERZINGER and TERESA K. HERZINGER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SARAH E. ARTEMOFF, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
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:

EXHIBIT A" LEGAL DESCRIPTION

All of Lot 19 and that portion of Lot 20, SUMMERS HEIGHTS, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon, more particularly described as follows: Beginning at the
Southwest corner of said Lot 20; thence North 0 degrees 16' East along the
Westerly line of said Lot 20, a distance of 69.50 feet to a one-half inch iron
pin; thence South 68 degrees 47' East, a distance of 171.33 feet to a one-half
inch iron pin on the Easterly line of said Lot 20; thence South 0 degrees 16'
West along the Easterly line of said Lot 20, a distance of 9.00 feet to the
Southeast corner of said Lot 20; thence North 89 degrees 27' West along the
Southerly line of said Lot 20, a distance of 160.00 feet to the point of
beginning.

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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 \$ 130,000.00.

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 22nd day of November, 2002.

RANSE L. HERZINGER

TERESA K. HERZINGER

State of NEVADA
County of WASHOE

This instrument was acknowledged before me on November 22, 2002 by RANSE
L. HERZINGER AND TERESA K. HERZINGER.

(Notary Public)

My commission expires 5/15/2005

