

State of Oregon, County of Klamath
Recorded 04/16/2003 10:08 m.
Vol M03 Pg 24019-20
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested,
send all tax statements to:

No Change

After recording, return to:

B & J/Barristers' Aide for
John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

* * * * *

WARRANTY DEED

GEORGE E. HELDT and **VIRGINIA L. HELDT**, husband and wife, Grantors, convey and warrant to **DENNIS E. HELDT**, Grantee, the following described real property, situated in Klamath County, Oregon, to wit:

Lot 8, Block 6 of Cres-Del Acres, Second Addition, situated in the NW ¼ of Section 7, T 24 S., R. 7 E., W.M., Klamath County,

reserving unto Grantors a life estate in such property.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is: none.

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 April, 2003.

George E. Heldt

GEORGE E. HELDT

Virginia L. Heldt

VIRGINIA L. HELDT

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named **GEORGE E. HELDT** and **VIRGINIA L. HELDT**, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 9th day of April, 2003.



Susan Y. Powell
Notary Public for Oregon
My Commission Expires: 1-10-07