

03 JUL 23 PM 3:55

MT6- 61337 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
THEODORE J. DUELL  
5868 SPRINGCREST WAY  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 07/23/2003 3:55 p m  
Vol M03 Pg 52133  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

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

THEODORE J. DUELL  
5868 SPRINGCREST WAY  
KLAMATH FALLS, OR 97603

Escrow No. MT61337-KR

WARRANTY DEED

KUHLMAN BUILDERS, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to THEODORE J. DUELL and BONNIE J. DUELL, as tenants by the entirety, 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 11 in TRACT 1344, SEVENTH ADDITION TO NORTH HILLS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$178,000.00.

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 23rd day of July, 2003.

KUHLMAN BUILDERS, INC., AN OREGON CORPORATION  
BY: Aaron T. Kuhlman  
AARON T. KUHLMAN, PRESIDENT  
BY: Arthur B. Kuhlman  
ARTHUR B. KUHLMAN, SECRETARY-TREASURER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 23, 2003 by AARON T. KUHLMAN, PRESIDENT & ARTHUR B. KUHLMAN, SECRETARY-TREASURER OF KUHLMAN BUILDERS, INC., AN OREGON CORPORATION.



Kristil L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2008

21/11