



NJC- 61184 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

HELEN HINRICHS15275 JUPITER STREETWHITTIER, CA 90603

State of Oregon, County of Klamath

Recorded 08/11/2003 8:13 A mVol M03 Pg 57579

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

HELEN HINRICHS15275 JUPITER STREETWHITTIER, CA 90603Escrow No. MT61184-KR**WARRANTY DEED**

DONALD M. SCHACHTER, Grantor(s) hereby grant, bargain, sell, warrant and convey to **HELEN HINRICHS**, 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:

Vacated Blocks 62 and 66 of WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated streets and alleys that attach thereto.

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 **\$40,000.00**.

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 24th day of July, 2003.

Donald M. Schachter
DONALD M. SCHACHTER

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on July 24, 2003 by **DONALD M. SCHACHTER**.

Linda Smith
(Notary Public for Oregon)

My commission expires 11/16/2003

