

03 DEC 8 PM 3:21



MT-63133 M

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KATHLEEN L. HERMANN

4220 Bryant ave
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 12/08/03 3:21 P m
Vol M03 Pg 89554
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:

KATHLEEN L. HERMANN

4220 Bryant ave
Klamath Falls, OR 97603

Escrow No. MT63133-TA

WARRANTY DEED

WILLIAM D. HERMANN, Grantor(s) hereby grant, bargain, sell, warrant and convey to KATHLEEN L. HERMANN, 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:

Beginning at the Northeast corner of Lot 12, Block 3, PLEASANT VIEW TRACTS, and running thence West along the North line of said Lot a distance of 113.0 feet to the point of beginning; thence South 95.0 feet; thence West, along the South line of Lots 12 and 13, a distance of 103.0 feet, more or less to the Easterly line of the existing drain ditch; thence Northeasterly along the Easterly line of said drain ditch to where said ditch intersects the North line of Lot 13, thence East 97.0 feet to the point of beginning.

Tax Account No.: 3909-002BB-08800-000 Key No.: 516374

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 \$0.00.

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 1st day of DEC, 03.

William D. Hermann
WILLIAM D. HERMANN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 1 2003 by WILLIAM D. HERMANN.

[Signature]
(Notary Public for Oregon)



My commission expires 6-19-04

21.00
km