

04 JAN 15 PM 3:44

WTZ-63780 KR



Vol M04 Page 02842

After recording return to:

DIRK G. DE GROOT

1133 RIVERSIDE DRIVE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 01/15/2004 3:44 p m
Vol M04 Pg 2842-43
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

DIRK G. DE GROOT

1133 RIVERSIDE DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT63780-KR

STATUTORY WARRANTY DEED

JOHN W. KNOLL & PAULETTE KNOLL, TRUSTEES OF THE KNOLL FAMILY TRUST DATED JANUARY 22, 1992, Grantor(s) hereby convey and warrant to DIRK G. DE GROOT, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 15, Block 3, SHIELD CREST, TRACT 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

ALSO TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in easement recorded May 23, 1990 in Volume M90, 9828, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3910-005C0-02700-000

Key No.: 589018

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$63,500.00.

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 5th day of January, 2004.

THE KNOLL FAMILY TRUST DATED JANUARY 22, 1992

BY: John W. Knoll Trust
JOHN W. KNOLL, TRUSTEE

BY: B. Paulette Knoll, Trustee
PAULETTE KNOLL, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 5 2004 by JOHN W. KNOLL and PAULETTE KNOLL, TRUSTEES OF THE KNOLL FAMILY TRUST DATED JANUARY 22, 1992.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

26.00 AM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

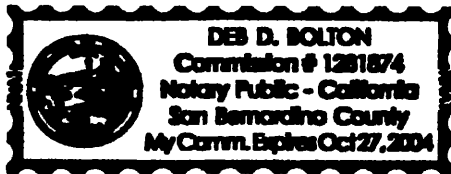
02843

State of California
County of San Bernardino } ss.

On January 8, 2004 before me, Deb D. Bolton, Notary Public
personally appeared B. Paulette Knoll, Trustee

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Deb D. Bolton
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: January 5th 2004, 1-8-04 Number of Pages: 1
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

