

NTZ - 63521 MS



Vol M04 Page 04393

THIS SPAC State of Oregon, County of Klamath  
 Recorded 01/23/2004 3:20 p m  
 Vol M04 Pg 04393  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:  
NICHOLAS J. GEORGE  
200 LEACH DRIVE  
MIDLAND, OR 97634

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

NICHOLAS J. GEORGE  
200 LEACH DRIVE  
MIDLAND, OR 97634

Escrow No. MT63521-MS

### STATUTORY WARRANTY DEED

CHRISTIAN J. GATZ and PENNY GATZ, as tenants by the entirety, Grantor(s) hereby convey and warrant to NICHOLAS J. GEORGE and DANIELLE M. GEORGE, as tenants by the entirety, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

4008-001AB-02400 621287  
 4008-001AB-02300 621269

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 \$166,000.00.

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 21st day of Jan, 2004

CHRISTIAN J. GATZ

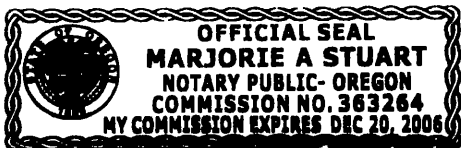
PENNY GATZ

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on 1/21/04 by CHRISTIAN J. GATZ and PENNY GATZ.

(Notary Public for Oregon)

My commission expires 12/20/06



26.00 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 3 in Block 3 of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 200 feet of said Lot 3.

ALSO EXCEPTING THEREFROM that portion described as Lot 3A (well lot) on the dedicated plat of Midland Hills Estates.

**PARCEL 2:**

The East 100 feet of the West 200 feet of Lot 3 in Block 3 of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 4008-001AB-02400-000  
Tax Account No.: 4008-001AB-02300-000

Key No.: 621287  
Key No.: 621269