

WTC-64462 MS



Vol M04 Page 18230

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN M. GRUBB

6015 ONYX AVENUE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 03/31/2004 3:15 p.m

Vol M04 Pg 18230-18232

Linda Smith, County Clerk

Fees 31.00 # of Pgs 3

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

JOHN M. GRUBB

6015 ONYX AVENUE

KLAMATH FALLS, OR 97603

Escrow No.

MT64462-MS

# STATUTORY WARRANTY DEED

*as tenants by the entirety*

WILLIAM G. HARDIN and SANDRA M. HARDIN and DUSTIN LEE GERBING AND NANCY JANE GERBING, TRUSTEES OF THE DUSTY AND NANCY GERBING 1997 TRUST DATED OCTOBER 8, 1997, EACH AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby convey and warrant to JOHN M. GRUBB and JEANNE ANN GRUBB, 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

554616

3909-011CC-03900-000

554938

3909-011CC-00900-000

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 \$170,000.00.

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 30<sup>th</sup> day of March, 2004

SEE ADDITIONAL SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

William G. Hardin  
WILLIAM G. HARDIN

Sandra M. Hardin  
SANDRA M. HARDIN

STATE OF OREGON

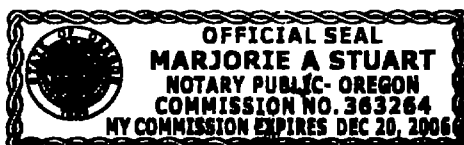
SS. March 30 2004

COUNTY OF KLAMATH

Personally appeared the above named WILLIAM G. HARDIN and SANDRA M. HARDIN and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

Marjorie A Stuart  
Notary Public



State of Oregon

My Commission expires: 12-20-06

3/10 am

18231

SIGNATURE PAGE

TRUSTEES OF THE DUSTY AND NANCY GERBING 1997 TRUST

BY: [Signature]  
DUSTIN LEE GERBING, TRUSTEE

BY: [Signature]  
NANCY JANE GERBING, TRUSTEE

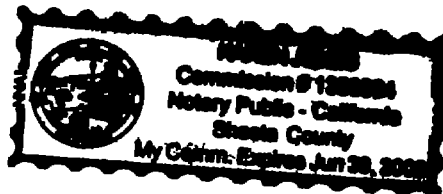
STATE OF CALIFORNIA

COUNTY OF Shasta ) ss. )

On 3-30-04, 2004 before me, [Signature] personally appeared DUSTIN LEE GERBING AND NANCY JANE GERBING, TRUSTEES OF THE DUSTY AND NANCY GERBING 1997 TRUST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appears subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by 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.

Signature [Signature]



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

**PARCEL 1:**

**The South 23 feet of Lot 6 and the North 42 feet of Lot 7 in Block 1 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3909-011CC-03900-000**

**Key No: 554616**

**PARCEL 2:**

**The Southeasterly 10 feet of Lot 7 and the Northwesterly 55 feet of Lot 8 in Block 3 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Account No.: 3909-011CC-00900-000**

**Key No.: 554938**