

04 MAY 25 PM 3:34

NJC-64994 TA



Vol M04 Page 33339

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Edward L. Haas

1329 Wilford Avenue

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 05/25/2004 3:34 p m

Vol M04 Pg 33339-41

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 3

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

Edward L. Haas

1329 Wilford Avenue

Klamath Falls, OR 97601

Escrow No. MT64994-TA

STATUTORY WARRANTY DEED

Doyle F. Zimmerman and Thais M. Zimmerman, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Edward L. Haas**, 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

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 **\$128,000.00**.

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 20th day of May, 2004.

Doyle F. Zimmerman by Paul D. Zimmerman, his attorney in fact
Doyle F. Zimmerman by Paul D. Zimmerman, his
Attorney in fact

Thais M. Zimmerman by Paul D. Zimmerman, her attorney in fact
Thais M. Zimmerman by Paul D. Zimmerman, his
Attorney in fact

State of Oregon
County of KLAMATH

On this the 20th day of May, 2004, personally appeared Paul D. Zimmerman, as attorney in fact for Doyle F. Zimmerman and Thais M. Zimmerman and they executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instruments to be the act and deed of said principals.

Before me

(Notary Public for Oregon)

My commission expires

SEE ATTACHED FOR CORRECT NOTARIAL WORDING

310
am

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

33340

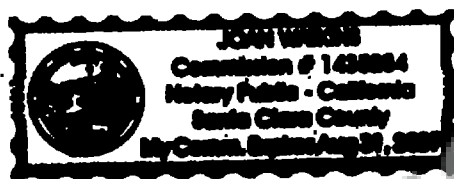
State of California

County of Santa Clara } ss.

On May 20, 2004 before me, Joan Watkins, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Paul D. Zimmerman Attorney in fact for Doyle F. Zimmerman
Name(s) of Signer(s)

☐ personally known to me Zimmerman
☒ 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.

Joan Watkins
Signature of Notary Public

Place Notary Seal Above

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: 5-20-04 Number of Pages: 1

Signer(s) Other Than Named Above: &

Capacity(ies) Claimed by Signer

Signer's Name: Paul D. Zimmerman attorney in fact for Doyle F. and Thais M. Zimmerman

- ☐ Individual
- ☐ Corporate Officer — Title(s): Doyle F. and Thais M. Zimmerman
- ☐ Partner — ☐ Limited ☐ General
- ☒ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: Doyle F. Zimmerman and Thais M. Zimmerman

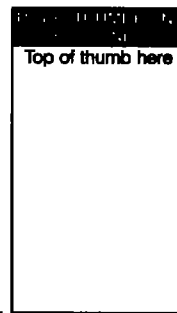


EXHIBIT "A"
LEGAL DESCRIPTION

33341

PARCEL 1:

Lot 38, WEST PARK ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Southwesterly one-half of Lot 39, WEST PARK ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, further described as follows:

Beginning at a point on the Northerly line of Donald Street 30 feet Northeasterly from the Southwesterly corner of said Lot 39; thence running Southwesterly along the Southerly line of Lot 39 to the Southwesterly corner thereof; thence Northerly along the Westerly line of said Lot 39 to the Northwesterly corner thereof; thence Northeasterly along the Northerly line of said Lot 39 41.33 feet to a point; thence Southeasterly in a straight line to the point of beginning.

Tax Account No: 3809-029CB-06000-000

Key No: 299992

Unofficial Copy