

05 JAN 21 PM 10:41

Vol M05 Page 04607

State of Oregon, County of Klamath  
Recorded 01/21/05 10:41 a m  
Vol M05 Pg 04607-09  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

SELLER: RAY DICK  
5339 Hardscrabble Road  
Drain, OR 97435

BUYERS: DAVID A. HEITZMAN and  
SANDRA LORY HEITZMAN  
husband and wife  
PO Box 189  
Crescent, OR 97733

SEND ALL TAX STATEMENTS TO:  
DAVID A. HEITZMAN and SANDRA  
LORY HEITZMAN  
PO Box 189  
Crescent, OR 97333

489108  
**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that RAY DICK, hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by DAVID A. HEITZMAN and SANDRA LORY HEITZMAN, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the Grantees and Grantees' heirs, successors and assigns that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" which is incorporated herein by reference.

The true and actual consideration paid for the transfer, stated in terms of dollars, is \$25,000.00.

To have and to hold the same unto Grantees and Grantees' heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantee and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above

F31-

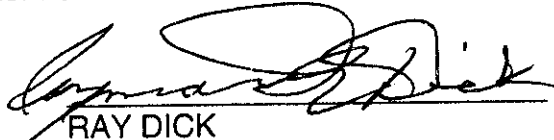
04608

granted premises, free from all encumbrances, and Grantor will warrant and defend the 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.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of November, 1999.

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.

  
RAY DICK

STATE OF OREGON            )  
  ) ss.  
County of Lane                )  
  )  
County of Douglas

This instrument was acknowledged before me this 23rd day of November 1999, by RAY DICK.



Notary Public for Oregon

My Commission Expires: 1/6/2003

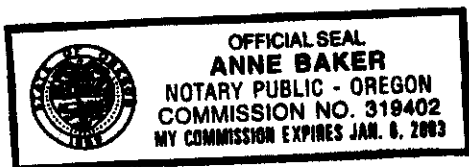


EXHIBIT A

04609

Dick to Heitzmans

Lot 12 in Block 1 of Tract 1255, Ramey Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Klamath County Tax Account No. R476060)

SUBJECT TO: Conditions, restrictions, reservations, easements, and covenants of record.