

05 FEB 16 AM 11:22

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MTC 68334-TM

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 02/16/2005 11:22a m
Vol M05 Pg 10642-43
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After Recording Return To:

DERRICK DEGROOT
2061 GINGER LANE
KLAMATH FALLS, OR 97601

1. Name(s) of the Transaction(s):

STATUTORY WARRANTY DEED

2. Direct Party (Grantor):

AMSTUTZ, A LIMITED LIABILITY COMPANY

3. Indirect Party (Grantee):

DERRICK DEGROOT AND DIRK DEGROOT, AS TENANTS IN COMMON

4. True and Actual Consideration Paid:

\$27,000.00

5. Legal Description:

**TRACT 8B OF LAKESHORE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**LESS AND EXCEPT THAT PORTION OF TRACT 8B WHICH WAS DEEDED TO THE CITY
OF KLAMATH FALLS BY INSTRUMENT RECORDED OCTOBER 23, 1974 IN VOLUME M74,
PAGE 13973, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

26.00
Am

10643



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DERRICK DEGROOT

Joel Ginger Inc.
Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

DERRICK DEGROOT

Joel Ginger Inc.
Klamath Falls, OR 97601

Escrow No.

MT68334-TM

STATUTORY WARRANTY DEED

AMSTUTZ, A LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to **DERRICK DEGROOT and DIRK DEGROOT**, as tenants in common, 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:

Tract 8B of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPT that portion of Tract 8B which was deeded to the City of Klamath Falls by instrument recorded October 23, 1974 in Volume M74, page 13973, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3808-025DA-01400-000

Key No: 424428

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 **\$27,000.00**.

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 10 day of February, 2005

AMSTUTZ, LLC

BY: Lezlie C. Smith-Amstutz
 LEZLIE C. SMITH-AMSTUTZ, REGISTERED AGENT

State of Oregon
 County of Jackson

This instrument was acknowledged before me on 2/10/2005, 2005 by LEZLIE C. SMITH-AMSTUTZ, AS REGISTERED AGENT OF AMSTUTZ, LLC.

Paul Bloom
 (Notary Public)

My commission expires 10/5/2007



OFFICIAL SEAL
 PAUL BLOOM
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 373352
 MY COMMISSION EXPIRES OCTOBER 5, 2007