

M05-62061

08/16/2005 01:28:54 PM

# Of Pages 1 Fee: \$21.00

After Recording Return to:

RICHARD RAY GERHARDT

DANETTE LYNN GERHARDT

5615 Balsam  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the persons & address shown above.

**WARRANTY DEED**  
(INDIVIDUAL)

ATC 61885 MA

CATHERINE L. WELLS, who acquired title as CATHERINE LYNN WELLS, herein called Grantor, convey(s) to RICHARD RAY GERHARDT and DANETTE LYNN GERHARDT, HUSBAND AND WIFE, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of the SE 1/4 of the NW 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 690 feet West and 30 feet North of the center of said Section 12; thence West along the North side of a road 300 feet; thence North 660 feet; thence East 300 feet to the West side of a road running North and South; thence South along said West line of said road 660 feet to the point of beginning.

CODE 007 MAP 3908-012BO TL 00900 KEY #494691

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$223,000.00.  
(here comply with the requirements of ORS 93.930)

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 July 26, 2005.

Catherine L Wells  
CATHERINE L. WELLS

RLZ  
DXY

STATE OF OREGON, County of Klamath) ss.

On August 10, 2005, personally appeared the above named CATHERINE L. WELLS and acknowledged the foregoing instrument to be her voluntary act and deed.

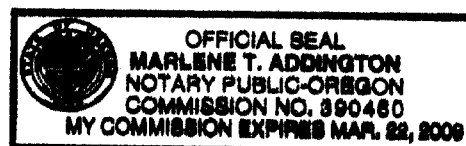
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061885

Before me: Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2009

Official Seal



21-A