

M05-68719

Klamath County, Oregon

11/09/2005 03:13:59 PM

Pages 2 Fee: \$26.00

After Recording Return to:

KAREN GUILL

6133 South Fork Little Butte Creek Rd
Eagle Point, OR 97524

Until a change is requested all tax statements

Shall be sent to the following address:

KAREN GUILL

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE- 62107 AF

BERT L. ICHTERTZ and JOYCE M. ICHTERTZ, herein called grantor, convey(s) to KAREN GUILL, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$75,500.00.

(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 9-15-05

Bert Ichtertz
BERT L. ICHTERTZ

Joyce Ichtertz
JOYCE M. ICHTERTZ

STATE OF OREGON, County of Klamath) ss.

On Sept 15, 05 personally appeared the above named BERT L. ICHTERTZ and JOYCE M. ICHTERTZ and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

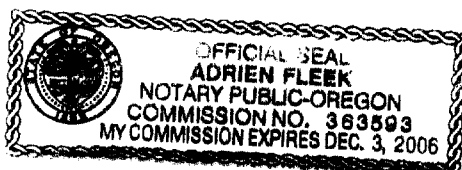
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062107

Before me: Adrienne Fleek
Notary Public for Oregon
My commission expires: 12-30-06

Official Seal



\$26-A

Exhibit A

Lot 9, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT that portion deeded to the State of Oregon by and through its State Highway Commission, recorded September 17, 1956 in Book 286 at Page 544, Deed Records of Klamath County, Oregon.

CODE 001 MAP 3809-032BB TL 05400 KEY #409846