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MTCT9D74

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



LESEM  
ROLF AND TRUDY LESEM  
P.O. BOX 260  
TAHOE VISTA, CA 96148  
Grantor's Name and Address  
GERALD GARIDEL AND LIA BROCK  
1237 ASTORIA DR.  
FAIRFIELD, CA 94534  
Grantee's Name and Address

2007-008283

Klamath County, Oregon



00021872200700082830020025

SPACE RESEF

05/08/2007 11:10:22 AM

Fee: \$26.00

REC

After recording, return to (Name, Address, Zip):

GERALD GARIDEL  
1237 ASTORIA DR.  
FAIRFIELD, CA 94534

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

LESEM GERTRUDE (AKA  
ROLF AND TRUDY) LESEM

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

GERALD A. GARIDEL AND LIA L. BROCK\*

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

TS 35 S R 10 E W 1/4 SW 4 NE 4 OF  
SECTION 13, KLAMATH  
COUNTY, OR  
40 ACRES

\*AS ~~JOINT~~ TENANTS IN COMMON WITH THE RIGHT OF  
SURVIVORSHIP,  
BY THE ENTIRETY

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

EASEMENT FOR TELEPHONE CABLE ACROSS  
SW CORNER

and that grantor will warrant and forever 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,800. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See OKS 93.030.)

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 on 5/4/07; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

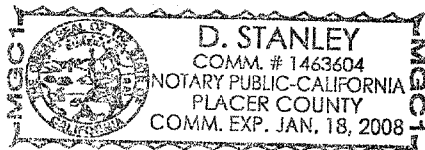
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of Placer ss.

This instrument was acknowledged before me on 5/4/07 by Gertrude Lesem and Rolf Lesem

This instrument was acknowledged before me on 5/4/07 by Gertrude Lesem and Rolf Lesem

as of



Notary Public for Oregon CA D. Stanley  
My commission expires 1/18/08

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STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

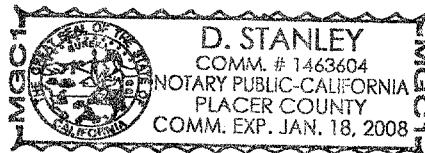
Placer

} ss.

On 5/4/07, before me, D. Stanley,  
personally appeared Gertrude Lesen and Rolf Lesen  
\_\_\_\_\_, personally known to me  
(or 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.

Signature \_\_\_\_\_



(This area for official notarial seal)

Title of Document	<u>Warranty Deed</u>		
Date of Document	<u>5/4/07</u>	No. of Pages	<u>1</u>
Other signatures not acknowledged	<u>NA</u>		