

Prepared By and Return To: MR. & MRS GUNDLACH  
420C LASWELL AVE.  
SAN JOSE CA 95128

2007-016826  
Klamath County, Oregon



09/26/2007 08:06:01 AM

Fee: \$26.00

Property Appraisers ID #: 3611-009A0-04700-000

**WARRANTY DEED**

Executed this 08 day of SEPTEMBER 2007, by CHARLES GUNDLACH, as a married man hereinafter called the grantor, to CHARLES GUNDLACH and ALMIRA GUNDLACH, as joint tenants hereinafter called the grantee, whose mailing address is: 420C LASWELL AVE., SAN JOSE CA 95128.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County of KLAMATH, State of OREGON, to-wit:

NIMROD RIVER PARK BLK 7 LOT 4

Subject to easements, restrictions, reservations, and limitations of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:  
(Two witness signatures required)

Maxcine Randall

(Signature of first witness)

Maxcine Randall

(Printed name of first witness)

Charles Gundlach

(Signature of Grantor)

(CHARLES GUNDLACH)

Samantha Tarda  
(Signature of second witness)  
Samantha Tarda  
(Printed name of second witness)

Address of Grantor: 420C LASWELL AVE.  
SAN JOSE CA 95128

STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA

The foregoing instrument was acknowledged before me, a Notary Public, this 14<sup>th</sup> day of SEPTEMBER, 2007, by CHAR.

CHARLES GUNDLACH, who was personally known to me, or who produced the following identification: OREGON DRIVER'S LICENSE

My Commission Expires: 8-6-11  
My Commission Number: 1759248

Laura Salas  
(Signature of Notary)

LAURA SALAS  
(Printed Name of Notary)

