

WARRANTY DEED

MTG 32094-KR

KNOW ALL MEN BY THESE PRESENTS, That THOMAS HANSEN HOSKINS and WENDY ELLEN HOSKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHNNY S. FERREA and MIRYAM L. FERREA, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances therunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



MOUNTAIN TITLE COMPANY

"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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30.930 IN ALL ZONES

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed.

grantor will warrant and forever defend the said 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 \$ 83,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of February, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath
February 23 19 01

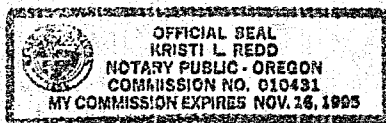
THOMAS HANSEN HOSKINS

WENDY ELLEN HOSKINS

Personally appeared the above named
THOMAS HANSEN HOSKINS and
WENDY ELLEN HOSKINS

to be and acknowledged the foregoing instrument
their, 7 voluntary act and deed

Before me: Kristen L. Red
Notary Public for Oregon
My commission expires: 11/16/25



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

2 _____ corporation, on behalf of the corporation

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

THOMAS HANSEN HOSKINS & WENDY ELLEN HOSKINS
5479 Old Midland Rd

Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
JOHNNY S. FERREA & MARYAM L. FERREA
3910 Summers Lane
Klamath Falls, OR 97603
GRANTOR'S SIGNATURE

JOHNNY S. FERREA & MIRYAM L. FERREA
3710 Summers Lane
Klamath Falls, OR 97603

JOHNNY S. FERREA & MIRYAN L. FERREA
3740 Summers Lane
Klamath Falls, OR 97603

STATE OF OREGON,

County of _____ S.S.
I certify that the within instrument was
received for record on the _____
day of _____ 19____
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer

EXHIBIT "A"

NTC Number: 32094-KR

A tract of land situated in Lots 9 and 10, Block 96, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 9; thence North 61 degrees 40' 00" East, along the Northerly line of said Lot 9, 63.62 feet; thence South 10 degrees 51' 11" East 92.35 feet; thence South 35 degrees 05' 11" East 24.71 feet; thence South 15 degrees 42' 20" East 25.73 feet to a point on the Southerly line of said Lot 10; thence South 80 degrees 47' 00" West, along the Southerly line of said Lots 10 and 9, 66.90 feet to the Southwest corner of said Lot 9; thence North 13 degrees 47' 23" West 119.67 feet to the point of beginning, with bearings based on Survey No. 2544 as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 24th day
of Feb A.D., 19 94 at 3:02 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 6084

FEE \$35.00

Evelyn Biehn County Clerk

By Dorinda Mulhender