

KLAMATH COUNTY TITLE COMPANY

Vol. 94 Page 24995

K-46995
STATUTORY WARRANTY DEED
(Individual or Corporation)

JACKIE W. WEGNER AND SHERI L. WEGNER

conveys and warrants to JOHN MCCOMMONS, Grantor,the following described real property in the County of Klamath and State of Oregon, Grantee,

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030*).

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 this 10th day of August 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.Jackie W. Wegner

JACKIE W. WEGNER

Sheri L. Wegner

SHERI L. WEGNER

STATE OF OREGON, County of Klamath)ss.The foregoing instrument was acknowledged before me this 10th day of August 19 94by Sheri L. Wegner

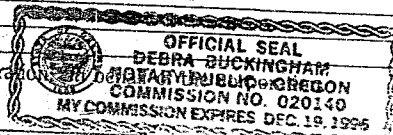
CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____ and _____

of _____ a corporation

Notary Public for Oregon
My commission expires:

Notary Public for Oregon

My commission expires: 12-19-96

After recording return to:

John McCommons

12707 Highway 66

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

John McCommons

12707 Highway 66

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

24996

STATE OF OREGON,

County of Klamath

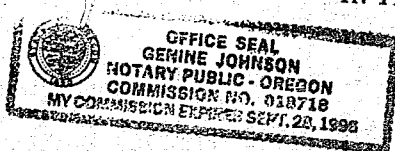
} ss.

FORM No. 22—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 12th day of August, 1994,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named JACKIE W. WEGNER

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Gemine Johnson
Notary Public for Oregon
My commission expires September 28, 1996

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a well-established fence corner, which corner is common to lands owned by Colwell, Heim and Hess, and which fence corner lies North $89^{\circ}19.9'$ West 368 feet distant from the Northeast corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 29, Township 39 South, Range 8 E.W.M., thence South $89^{\circ}19.9'$ East 368 feet along a well-established fence lying between lands owned by Colwell and Hess; thence along said fence and bearing 413.60 feet to a steel bar; thence along said fence and bearing 30.11 feet; thence South $4^{\circ}11.3'$ East 3029.41 feet to a steel bar; thence North $72^{\circ}14.4'$ East 296.98 feet to a steel bar, which bar is the true point of beginning of this description; thence North $72^{\circ}14.4'$ East 194 feet to a steel bar; thence South $0^{\circ}53'$ West 200 feet to a steel bar set in an established fence which lies on the Northwestern right of way line of the Klamath Falls-Ashland State Highway; thence South $72^{\circ}56.4'$ West 135 feet along said fence and right of way line to a steel bar; thence North $16^{\circ}16.7'$ West 187.93 feet to a steel bar which is the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co
of Aug A.D., 19 94 at 11:33 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 24995

FEE \$40.00

Evelyn Biehn
By Pauline M. Henderson County Clerk