



## WARRANTY DEED

#01045029

AFTER RECORDING RETURN TO:

SCOTT ALLEN FENTERS  
JANELLE MARIE FENTERS7945 Tingley Lane  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEDOUGLAS A. GIER and JULIE G. GIER, hereinafter called  
GRANTOR(S), convey(s) to SCOTT ALLEN FENTERS and JANELLE MARIE  
FENTERS, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

24

"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 30.390."

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  
\$162,500.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 31st day of July, 1996.

Douglas A. Gier

DOUGLAS A. GIER

Julie G. Gier

JULIE G. GIER

STATE OF OREGON

County of Klamath

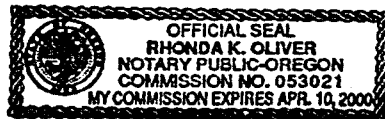
On August 5, 1996, DOUGLAS A. GIER and JULIE G. GIER  
personally appeared before me,

\_\_\_\_ who is personally known to me

☒ whose identity I proved on the basis of Oregon Driver's License\_\_\_\_ whose identity I proved on the oath/affirmation of  
\_\_\_\_, a credible witnessto be the signer of the above document, and he/she acknowledged  
that he/she signed it.

Sharon K. Oliver

Notary Public for Oregon

My Commission Expires: April 10, 2000

## EXHIBIT "A"

24761

A tract of land situated in the NW 1/4 NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of said Section 28 and in the centerline of Tingley Road, said point being South 00 degrees 01' 40" West 251.50 feet from the Northwest corner of said Section 28, marked by a 5/8 inch iron pin; thence South 89 degrees 58' 20" East 756.58 feet to a 5/8 inch iron pin; thence South 17 degrees 05' 05" East 284.10 feet to a 5/8 inch iron pin on the center line of an existing access lane extended; thence North 85 degrees 38' 55" West 842.57 feet to a 5/8 inch iron pin at the intersection of said lane and center of said Tingley Road, said point also being on the West line of said Section 28; thence North 00 degrees 01' 40" East 208.00 feet to the point of beginning.

CODE 164 MAP 3909-2800 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day  
of August A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 24760.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By [Signature]