INDIVIDUAL WARRANTY DEED

WPTK54865 10-54738

MY COMMISSION EXPIRES FEBRUARY 3, 2002

TAX ACCT. NO. 2407-7B-10500 & M-97-73

MAP NO.

BYRON J. WERNER AND DONNA J. WERNER, TRUSTEES OF THE WERNER FAMILY TRUST, AN ESTATE IN FEE SIMPLE, Grantor,

conveys and warrants to

RICHARD D. SIRAGUSA and KIMBERLY SIRAGUSA, husband and wife, as tenants by the entirety, Grantee,

the following described real property situated in KLAMATH County, OR, free of encumbrances except as specifically set forth herein, to-wit:

This conveyance is subject to and excepts: RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$125,000.00.

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: 01/05/2000
Byron & Wenner Trustee
BYRON J. WERNER, TRUSTEE
Dana q. Wiener Treistee
DONNA J. WERMER, TRUSTEE
STATE OF OREGON)
) ss.
County of LANE)
This instrument was acknowledged before me on <u>January 5</u> , xx 2000by BYRON J. WERNER, TRUSTEE and DONNA J. WERNER, TRUSTEE. of the Werner Family Trust
Notary Public of Oregon OFFICIAL SEAL FRIN TORRANCE
My commission expires: ERIN TORRANCE NOTARY PUBLIC - OREGON
COMMISSION NO. 309085

24940 Lawrence Road, Junction City, OR 97448

After recording return to:

Western Pioneer Title Co., P. O. Box 10146, Eugene, OR 97440

K26

EXHIBIT "A"

LOT 7, BLOCK 4, CRES-DEL ACRES SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE FOLLOWING PORTION OF SAID LOT:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, 172.78 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7, 60 FEET; THENCE NORTH 172.78 FEET, MORE OR LESS, TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 7, WHICH IS 60 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF LOT 7, 60 FEET TO THE POINT OF BEGINNING.

State of Oregon, County of Klamath Recorded 1/6/00, at 2:56 p.m. In Vol. M00 Page 59/ Linda Smith, County Clerk Fee\$ 26°