



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Richard Stewart
2618 Westgate Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Richard Stewart
2618 Westgate Drive
Klamath Falls, OR 97603

Escrow No. K54437V
Title No. K54437V

2000 FEB 22 PM 10:53

STATUTORY WARRANTY DEED

Billee Schrieber, as to a 36.3% interest, Gene R. Byrnes, as to a 38.1% interest; James Ray Byrnes Trust, as to a 18.4% interest; Gene A. Schrieber, as to a 1.8% interest, Michelle R. Lenninger who acquired title as Michelle R. Gratz, as to a 1.8% interest; James M. Byrnes, as to a 1.8% interest; Shannon G. Byrnes, as to a 1.8% interest; an estate in fee simple all as tenants in common, as to Parcel 1

Gene Byrnes and Billee Schrieber, an estate in fee simple, not as tenants in common but with the right of survivorship, as to Parcel 2, Grantor, conveys and warrants to Richard Stewart and Robert Stewart, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT: 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.

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.

The true consideration for this conveyance is \$13,280.00 (Here comply with the requirements of ORS 93.030)

Dated this 15TH day of February, 2000.

Gene R. Byrnes Billee Schrieber

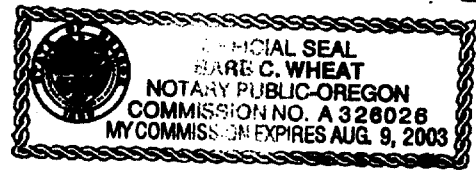
Michelle R. Lenninger Gene A. Schrieber
attorney in fact *attorney in fact*

James M. Byrnes Shannon G. Byrnes

K41-

STATE OF Oregon
County of Klamath

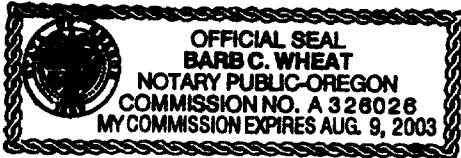
} ss.



This instrument was acknowledged before me on this 15 day of February, 2000
by Dee Dee Church, Gene A. Schrieber by Billie
Schrieber as attorney in fact Michelle R. Hemminger
by Billie Schrieber as attorney in fact.

Barb C. Wheat

Notary Public for Oregon



My commission expires: Aug. 9, 2003



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Billee Schrieber, as to a 36.3% interest, Gene R. Byrnes, as to a 38.1% interest; James Ray Byrnes Trust, as to a 18.4% interest; Gene A. Schrieber, as to a 1.8% interest, Michelle R. Lenninger who acquired title as Michelle R. Gratz, as to a 1.8% interest; James M. Byrnes, as to a 1.8% interest; Shannon G. Byrnes, as to a 1.8% interest; an estate in fee simple all as tenants in common, as to Parcel 1

Gene Byrnes and Billee Schrieber, an estate in fee simple, not as tenants in common but with the right of survivorship, as to Parcel 2, Grantor, conveys and warrants to Richard Stewart and Robert Stewart, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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The true consideration for this conveyance is \$13,280.00 (Here comply with the requirements of ORS 93.030)

Dated this _____ day of _____, _____.

Gene R. Byrnes
Gene R. Byrnes

Billee Schrieber

Michelle R. Lenninger

Gene A. Schrieber

James M. Byrnes
James M. Byrnes
by Gene R. Byrnes, Atty-in-fact

Shannon G. Byrnes
Shannon G. Byrnes
by Gene R. Byrnes, Atty-in-fact

STATE OF Oregon
County of Klamath } ss.

This instrument was acknowledged before me on this 11 day of February, 2000
by Gene R. Byrnes, James R. Byrnes by Gene R. Byrnes as attorney in fact
and Shannon G. Bynres by Gene R. Byrnes as attorney in fact

Jill M. O'Neil
Notary Public for Oregon
My commission expires: 10/10/03



EXHIBIT "A"
DESCRIPTION OF PROPERTY

5434

PARCEL 1:

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

A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the South line of Chelsea Addition which point is on the westerly line of Quarry St., produced, and which point is N. 0°6'E. 162.95 feet, and West 234.2 feet from the $\frac{1}{4}$ corner common to Sections 19 and 20, T. 38 S. R. 9 E.W.M.; thence West along the South line of said Chelsea Addition, 225 feet to the center line of Chelsea Street, produced; thence S. 0°6' W. along the center line of Chelsea Street, produced, 344.16 feet more or less, to the right-of-way line of the Southern Pacific Railroad Company; thence along said right-of-way S. 56°47' E. 125.25 feet; thence S. 62°42' E. 135.06 feet more or less, to the westerly line of Quarry Street, produced; thence N. 0°06' E., along the said westerly line of Quarry Street, produced, 474.7 feet more or less, to the point of beginning, containing 2.11 acres, more or less.

SAVING AND EXCEPTING THE FOLLOWING TWO PARCELS

Beginning at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the Westerly right of way line of Quarry Street; thence West 120.00 feet along said South line; thence S. 00°06'00" W. 50.00 feet; thence East 120.00 feet, along a line parallel with and 50 feet Southerly from the South line of Chelsea Addition, to the Westerly right of way line of Quarry Street; thence N. 00°06'00" E. 50.00 feet to the point of beginning.

Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence S. 00°06'00" W. 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line S. 56°47' E. 85.78 feet to the true point of beginning; thence N. 33°43'05" E. 182.97 feet more or less to the westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with right of way line of the Southern Pacific Railroad Company; thence N. 62°43' W. 162.00 feet along said right of way line; thence N. 56°47' W. 39.48 feet along said right of way line to the true point of beginning.

PARCEL 2:

A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence S. 00°06'00" W. 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line S. 56°47' E. 85.78 feet to the true point of beginning; thence N. 33°43'05" E. 182.97 feet more or less to the westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with right of way line of the Southern Pacific Railroad Company; thence N. 62°43' W. 162.00 feet along said right of way line; thence N. 56°47' W. 39.48 feet along said right of way line to the true point of beginning.

State of Oregon, County of Klamath
Recorded 2/22/00, at 10:53 a.m.
In Vol. M00 Page 5430
Linda Smith,
County Clerk Fee\$ 41.00