



WARRANTY DEED

Vol M00 Page 21664

Escrow NO.: 01051375  
 AFTER RECORDING RETURN TO:  
 GEORGE W. KOSTEN AND CASEY G. KOSTEN

P.O. Box 304  
Bonanza, Or. 97623

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

HAZEL STEWART CORNETT WHO ACQUIRED TITLE AS HAZEL STEWART hereinafter called GRANTOR(S), convey(s) to GEORGE W. KOSTEN AND CASEY G. KOSTEN, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, 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 . . . . .

*A.W.K.*  
*CGK*  
 "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 \$75,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

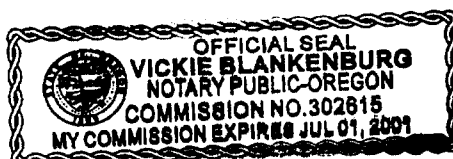
IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of June, 2000.

Hazel (Stewart) Cornett  
 HAZEL STEWART CORNETT

STATE OF Oregon, County of Klamath, ss.

On this 14th day of June, 2000, personally appeared Hazel (Stewart) Cornett and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Vickie Blankenburg  
 Notary Public for Oregon  
 My Commission Expires: 7-01-2001



## EXHIBIT "A"

## PARCEL 1:

A portion of the SE 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, formerly part of East Bonanza or Shook's Addition, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the SE 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, which is West 1295 feet along the East and West center line of Section 10 aforesaid and South 245 feet from the quarter section corner common to Sections 10 and 11, Township 39 South, Range 11 East of the Willamette Meridian, said point of beginning is the Southwest corner of that certain parcel of land more particularly described in that certain deed from John S. Shook, et ux., to J. L. Sparretorn recorded in Book 55, Page 586, Deed Records of Klamath County, Oregon; thence Southwesterly along the center or thread of the Main or South Channel of Lost River, 1440 feet, more or less, to an intersection with the Northeasterly line of the inlet of the Horsefly Irrigation District; thence Northwesterly along the Northeasterly line of said inlet, 160 feet, more or less, to the Easterly line of West Avenue in East Bonanza or Shook's Addition, Klamath County, Oregon; thence Northerly along the Easterly line of said West Avenue, 340 feet, more or less, to Southerly boundary of that certain parcel of land more particularly described in Deed from John S. Shook, et ux to Lula Syble Sparks which deed is recorded in Book 67, Page 495, Deed Records of Klamath County, Oregon; thence following the boundaries of said Sparks property East 300 feet; thence North 300 feet and West 300 feet, more or less, to an intersection with the Southerly line of the Beatty-Bonanza Market Road; thence Northeasterly along the Southerly line of said Market Road 370 feet, more or less, to the South line of Morine Avenue in East Bonanza, sometimes known as the Old Bonanza-Bly Stage Road; thence Easterly along the Southerly line of said Morine Avenue 400 feet, more or less, to the Northwest corner of the Sparretorn Tract hereinabove referred to; thence South along the Westerly line of the said Sparretorn Tract 245 feet to the point of beginning.

SAVE AND EXCEPT Deed from Hazel Stewart to Leslie D. Stewart and Jessie L. Stewart, husband and wife, recorded July 18, 1975 in Book M-75 at Page 8179 and Deed from Hazel Stewart to Horsefly Irrigation District, recorded July 18, 1975 in Book M-75 at Page 8180.

Continued on next page

## EXHIBIT "A" CONTINUED

## PARCEL 2:

A portion of the NW 1/4 SE 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, running thence East 30 feet; thence South 400 feet to the true point of beginning; thence East 300 feet; thence South 300 feet; thence West 300 feet; thence North 300 feet to the point of beginning.

SAVE AND EXCEPT Deed from Hazel Stewart to Horsefly Irrigation District, recorded July 15, 1975 in Book M-75 at Page 8009.

## PARCEL 3:

Block 23, FIRST ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10DO TL 600  
CODE 11 MAP 3911-10DO TL 1100  
CODE 11 MAP 3911-10CA TL 7000

State of Oregon, County of Klamath  
Recorded 06/14/00, at 3:28 p m.  
In Vol. M00 Page 21664  
**Linda Smith,**  
County Clerk Fee \$ 3.00