

200 AUG 23 PM 2:38



WESTERN TITLE & ESCROW COMPANY

K55886

WARRANTY DEED -- STATUTORY FORM

CALVIN L. GRANGER and LORRAINE L. GRANGER, husband and wife, Grantor,
conveys and warrants to

JERRY DAN HOOTON and DONNA RAE HOOTON, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 696526 150605

Map/Tax Lot No(s): 2408036DD01000 2408036DD01100

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$49,900.00 .

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 this 19 day of August, 2000.

Calvin L. Granger
CALVIN L. GRANGER
Lorraine L. Granger
LORRAINE L. GRANGER

STATE OF OREGON, COUNTY OF Jackson) SS.

This instrument was acknowledged before me on August 19, 2000 by CALVIN L. GRANGER AND LORRAINE L. GRANGER.

Carolyn Katsinis
(Notary Public for Oregon)
My commission expires 2/17/03



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
JERRY AND DONNA HOOTON
50912 HWY 97
LAPINE, OR 97739

TITLE NO. K-55886
ESCROW NO. 14-A060600

K26-00

EXHIBIT "A"

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES; thence northeasterly along the easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1, Block 1; thence South 89°20'00" East along the North line of Lot 1, Block 1 Pinney's Acres, 230.71 feet; thence South 00°39'00" West parallel with the East line of Lot 1, Block 1 Pinney's Acres, 405.82 feet; thence North 89°21'15" West 144.55 feet; thence North 00°38'45" East 49.39 feet; thence North 89°21'15" West 107.50 feet; thence South 40°38'35" West, 311.99 feet to the true point of beginning.

State of Oregon, County of Klamath
Recorded 08/23/00, at 2:38 p. m.
In Vol. M00 Page 30890
Linda Smith,
County Clerk Fee \$ 26⁰⁰