



## WARRANTY DEED

AFTER RECORDING RETURN TO:  
FRANKLIN R. LEW  
PHYLLIS M. LEW  
3736 Hope Street  
Klamath Falls, Or. 97603

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

State of Oregon, County of Klamath  
Recorded 10/20/00, at 2:35 P.m.  
In Vol: M00 Page 38305  
Linda Smith,  
County Clerk Fee \$ 26.00

MARGARET E. JOHNSON AND JOHN C. GAY, hereinafter called  
GRANTOR(S), convey(s) and warrants to FRANKLIN R. LEW AND  
PHYLLIS M. LEW, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY  
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 . . . . .

"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  
\$94,000.00.

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 16th day of October \_\_\_\_\_, 2000

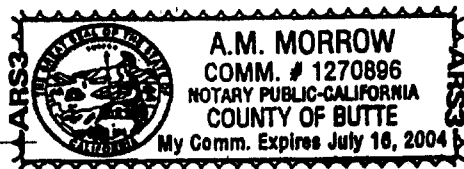
Margaret E. Johnson  
MARGARET E. JOHNSON

John C. Gay  
JOHN C. GAY

STATE OF CALIFORNIA )  
COUNTY OF Butte ) ss.

On October 16, 2000 before me, A.M. MORROW, NOTARY PUBLIC,  
personally appeared \*Margaret E. Johnson and John C. Gay\*  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature [Signature]  
My commission expires: 7-16-2004



## EXHIBIT "A"

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4 of Section 11, 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 an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS' TRACTS", Subdivision; thence South 89 degrees 50' West along the South line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, said line being the North line of said Subdivision, a distance of 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence North 0 degrees 17' East along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence continuing North 0 degrees 17' East along said Westerly line of Hope Street a distance of 97.41 feet to an iron pin; thence South 89 degrees 59' 30" West parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 137.88 feet to an iron pin; thence South 0 degrees 06' 30" West a distance of 97.41 feet to an iron pin; thence North 89 degrees 59' 30" East parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, a distance of 137.59 feet to the true point of beginning of this description.

EXCEPTING an easement over and across the Northerly five feet of the above described parcel of land for a water line and construction and maintenance of said water line.

CODE 41 MAP 3909-11BD TL 5800