

2001 JAN 22 AM 11: 20

mtcs2978  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JONATHAN S. JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JON M. SHEPPARD and RITA A. SHEPPARD, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY WRITTEN HEREIN

TO HAVE and to HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances subject to Exhibit "A" attached

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19<sup>th</sup> day of January, 2001; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

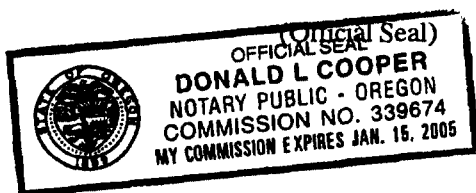
STATE OF OREGON

County of DOUGLAS } ss:

Jonathan S. Jones by James R. Jones Jr.  
JONATHAN S. JONES, by JAMES R. JONES, JR.  
HIS ATTORNEY IN FACT

On this 19<sup>th</sup> day of January, 2001, personally appeared JAMES R. JONES, JR. who, being duly sworn (or affirmed), did say that he is the attorney in fact for JONATHAN S. JONES

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Donald L. Cooper  
(Signature)

(Title of Officer)

JONATHAN S. JONES  
220 ROBIN STREET  
ROSEBURG, OR 97470  
Grantor's Name and Address

JON M. SHEPPARD  
20 GLASS LANE  
WHITE CITY, OR 97503  
Grantee's Name and Address

After recording return to:  
JON M. SHEPPARD  
20 GLASS LANE  
WHITE CITY, OR 97503  
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

JON M. SHEPPARD  
20 GLASS LANE  
WHITE CITY, OR 97503  
Name, Address, Zip

STATE OF OREGON,  
County of

I certify that the within instrument received for record on the -  
day of \_\_\_\_\_,  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_  
Records of Deeds of said County  
Witness my hand and seal of  
affixed.

Space Reserved  
For  
Recorder's Use

By \_\_\_\_\_ Deputy  
Name Title

## EXHIBIT "A"

THE E1/2 OF THE W1/2 OF THE SE1/4 OF THE NW1/4 OF SECTION 17,  
TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,  
KLAMATH COUNTY, OREGON.

Subject to

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations, restrictions and easements, subject to the terms and provisions thereof, as contained in Land Status Report, Recorded October 31, 1958 in Volume 305, Page 551, Deed Records of Klamath County, Oregon.
4. Right of way, subject to the terms and provisions thereof, as evidenced by Warranty Deed recorded August 26, 1975 in Deed Volume M75, page 9990, Microfilm Records of Klamath County, Oregon, to wit: "Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 foot wide strip of land laying West of adjoining and parallel to the Easterly boundary and over and across a 30 foot wide strip of land laying North of adjoining and parallel to the Southerly boundary."
5. Telephone Line Right of Way Easement, subject to the terms and provisions thereof; Recorded June 30, 1994 in Volume M94, Page 20345, Microfilm Records of Klamath County, Oregon in favor of Telephone Utilities of Eastern Oregon, Inc.
6. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

State of Oregon, County of Klamath  
Recorded 01/22/01, at 11:20 a.m.  
In Vol. M01 Page 2485  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>