

2001 FEB 27 AM 11:09

mtc 53254-KR
WARRANTY DEED

Vol. MQ1 Page 7627

THE GUN STORE, AN OREGON PARTNERSHIP CONSISTING OF NEIL B. DREW, HOLLY DREW, DEBORAH MC GEARY & CRAIG MC GEARY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ERNEST R. SESSOM and DORIS C. SESSOM, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

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

ACCT #3809-032AA-10900	KEY #414224
ACCT #3809-032AA-11000	KEY #414233
ACCT #3809-032AA-11400	KEY #414251

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is 230,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1960 LAWRENCE STREET, KLAMATH FALLS, OR 97601

Dated this 26th day of February, 2001.

THE GUN STORE, A PARTNERSHIP
BY: [Signature]
NEIL B. DREW, PARTNER

BY: [Signature]
HOLLY DREW, PARTNER

BY: [Signature]
DEBORAH MC GEARY, PARTNER

BY: [Signature]
CRAIG MC GEARY, PARTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 26, 2001 by NEIL B. DREW, HOLLY DREW, DEBORAH MC GEARY & CRAIG MC GEARY, PARTNERS OF THE GUN STORE, A PARTNERSHIP.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT53254-KR

Return to:
ERNEST R. SESSOM
1960 LAWRENCE STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 5 in Block 79 of KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point North 38 degrees 56' East 112 feet distance from the Northeasterly corner of Block 78 of KLAMATH ADDITION to the City of Klamath Falls; thence North 38 degrees 56' East 52 feet; thence South 51 degrees 4' East 100 feet; thence South 38 degrees 56' West 52 feet; thence North 51 degrees 4' West 100 feet to the place of beginning; corresponding to what is known as Lot 4, of Block 79 of KLAMATH ADDITION to the City of Klamath Falls, Oregon.

PARCEL 3:

Beginning at a point North 38 degrees 56' East, 216 feet distant from the most Easterly corner of Block 78 in KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County; thence North 51 degrees 4' West, 100 feet; thence North 38 degrees 56' East, 52 feet; thence South 51 degrees 4' East, 100 feet; thence South 38 degrees 56' West, 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 02/27/01, at 11:09a m.
In Vol. M01 Page 7627
Linda Smith.
County Clerk Fee\$ 26⁰⁰