

2001 MAR -9 PM 3:45

MT52545-KR
WARRANTY DEED

Vol MQ1 Page 9629

JANINE COULSON COUNTRY STORE TRUST AGREEMENT ACTING BY AND THROUGH CHERYL A. BLAIR, COLLEEN L. RAMBO AND BONNIE A. CALLAWAY, TRUSTEES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

^{an unmarried man} LUKE STEEGE ^{an unmarried woman} and ^{an unmarried woman} VALARIE SIEBLER, with the rights of survivorship,

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:

Beginning at a point on the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 636.7 feet North of the Southwest corner of said Section 18; thence East 110 feet; thence North 100 feet; thence West 110 feet to the Westerly boundary of said Section 18; thence South 100 feet to the place of beginning and Lot 1 of FIRST ADDITION TO ALGOMA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3709 018CC 00800
ACCT# 3709 018CC 00700

KEY# 379058
KEY# 379067

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 63,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13303 ALGOMA ROAD, KLAMATH FALLS, OR 97601

Dated this 28th day of February, 2001.

JANINE COULSON COUNTRY STORE TRUST
AGREEMENT

④ BY: Cheryl A. Blair *copersonal rep/Trustee*
CHERYL A. BLAIR, TRUSTEE

⑧ BY: Bonnie A. Callaway *AKA Jones Trustee*
BONNIE A. CALLAWAY, TRUSTEE

BY: Colleen L. Rambo *Trustee*
COLLEEN L. RAMBO, TRUSTEE

State of Oregon
County of KLAMATH

④ This instrument was acknowledged before me on February 28, 2001 by CHERYL A. BLAIR, COLLEEN L. RAMBO, AND BONNIE A. CALLAWAY, AS TRUSTEES OF THE JANINE COULSON COUNTRY STORE TRUST AGREEMENT. ⑧



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT52545-KR

Return to:
LUKE STEEGE
13303 ALGOMA ROAD
KLAMATH FALLS, OR 97601

2600 R

STATE OF OREGON,

County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 9th day of March, 2001
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Cheryl A. Blair & Bonnie A. Jones aka Bonnie A. Callaway,
Trustees of The Janine Coulson Country Store Trust Agreement
known to me to be the identical individual(s) described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2003

State of Oregon, County of Klamath
Recorded 03/09/01, at 3:45 p. m.
In Vol. M01 Page 9629
Linda Smith,
County Clerk Fee \$ 26⁰⁰