

After Recording Return to:  
GREGORY M. RYGIEL  
1605 Kane St.  
Klamath Falls, OR. 97603  
Until a change is requested all tax statements  
Shall be sent to the above address.

**WARRANTY DEED**  
(INDIVIDUAL)

F.B.O. INC. an Oregon corporation, herein called grantor, convey(s) to GREGORY M. RYGIEL 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. ....

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 \$97,000.00.  
(here comply with the requirements of ORS 93.930)

*F.M.R.*  
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 May 28, 2001 F.B.O., INC., an Oregon Corporation

*Fred Owen Jr.*  
BY: FRED OWEN, JR., President and Secretary

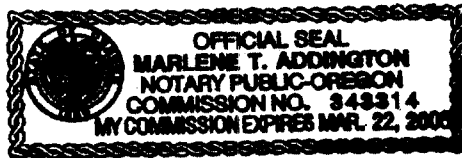
STATE OF OREGON, County of Klamath) ss.

On May 29, 2001 personally appeared the above named Fred Owen, Jr. as President and Secretary of F.B.O. INC. an Oregon Corporation and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*Marlene T. Addington*  
Notary Public for Oregon  
My Commission Expires March 22, 2005

This Document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00052583



## EXHIBIT "A"

That portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 473.4 feet South of the Northwest corner of said Lot 40; thence South 83.4 feet; thence East 313 feet; thence North 83.4 feet; thence West 313 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Kane Street.

CODE 41 MAP 3809-35DC TL 2200

State of Oregon, County of Klamath  
Recorded 05/30/01, at 2:25 p.m.  
In Vol. M01 Page 24842  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>