

After Recording Return to:  
**Ryan Weider**  
**519 Main Street**  
**Klamath Falls, OR. 97601**  
 Until a change is requested all tax statements  
 shall be sent to the following address:  
**Ryan Weider**  
**same as above**

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State of Oregon, County of Klamath  
 Recorded 02/13/2002 1:24 p.m.  
 Vol M02, Pg 8859  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED (CORPORATION)

**Modoc Contracting Co. Inc.**, an Oregon corporation, hereinafter called grantor, conveys to **Ryan Weider**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 1 and the Northeasterly 26.05 feet of Lot 2, Block 22, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.**

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 **\$80,000.00**.  
 (Herein comply with the requirements of ORS 93.930)

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.

Signed by authority of the Secretary/Treasurer of the Board of Directors, with the seal of said corporation affixed, on 2/6/02.

**MODOC CONTRACTING CO. INC.**

Shannon Mann, Secretary/Treasurer

STATE OF OREGON, County of Klamath) ss.

Personally Appeared Shannon Mann On Feb 6, 2002 who, being duly sworn, did say that he is the Secretary/Treasurer of **Modoc Contracting Co. Inc.** and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
 Order No.: 00054291

Before me: Vickie Blankenburg  
 Notary Public for Oregon  
 My commission expires: 7/01/05

Official Seal

