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STATE OF OREGON,

} ss.

Fred Nicholas Hedberg  
P.O. Box 1307  
Chiloquin, Or 97624  
 Grantor's Name and Address  
Patsy C. Hedberg  
P.O. Box 1307  
Chiloquin, Or 97624  
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

F.N. Hedberg  
P.O. Box 1307  
Chiloquin, Or 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SameSPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/27/2002 11:23a. m.Vol M02, Pg 11762-63

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

Deputy.

02 FEB 27 AM 11:23

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Fred Nicholas Hedberg

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Fred Nicholas Hedberg & Patsy C. Hedberg, husband & wife,  
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in Klamath County, State of Oregon, described as follows, to-wit:

see attached exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state):

none

....., and that  
 grantor will warrant and forever defend the 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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on Feb 27, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

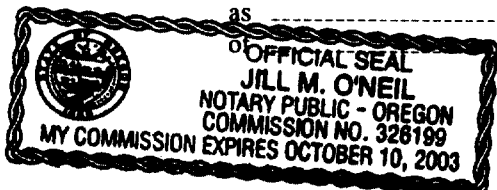
Fred Nicholas Hedberg

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 2-27-02by Fred Nicholas Hedberg

This instrument was acknowledged before me on

by

as



Jill M. O'Neil  
 Notary Public for Oregon  
 My commission expires 10/10/03

2604

A tract of land situated in Lot 7, Block 4 of Tract 1019, WINEMA PENINSULA - UNIT NO. 2, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the South line of said Lot 7, said point being North  $89^{\circ} 50' 08''$  West 163.00 feet from the Southeast corner of said Lot 7; thence North 246.76 feet; thence North  $53^{\circ} 29' 14''$  East 171.79 feet to the right of way line of the Cul-De-Sac of Annje Court; thence Westerly along the arc of said cul-de-sac (radius bears North  $29^{\circ} 54' 33''$  East 50.00 feet, central angle is  $23^{\circ} 34' 41''$ ) 20.58 feet to the most Northerly corner of said Lot 7; thence South  $53^{\circ} 29' 14''$  West 489.47 feet; thence South  $05^{\circ} 33' 04''$  West 70.86 feet to the Southwest corner of said Lot 7; thence South  $89^{\circ} 50' 08''$  East 277.44 feet to the point of beginning.

Saving and excepting any portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, in Deed recorded May 24, 1990 in M-90 on page 9965, records of Klamath County, Oregon.