

02 MAR 11 AM 8:24

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STATE OF OREGON, 1 cc

ROGER G. SUTTON

P.O. BOX 191

CHEMULT, ORE. 97731

Grantor's Name and Address

GREGORY M. KACKSTETTER

14095 CANARY RD.

TERREBONNE, ORE. 97760

Grantee's Name and Address

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

* GREGORY M. KACKSTETTER

14095 CANARY RD.

TERREBONNE, OIR 97760

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 03/11/2002 8:24 a. m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROGER G. SUTTONhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GREGORY M. KACKSTETTERhereinafter 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 EXHIBIT "C"

(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): THOSE OF~~THAT~~ RECORD (MILLER FAMILY TRUST)BEING
ONLY

, 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 \$ 5,001.00. ☒ 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.

In witness whereof, the grantor has executed this instrument on JULY 12th, 2001; 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.

Roger G. SuttonSTATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on MARCH 08, 2002,
by ROGER G. SUTTON.OFFICIAL SEAL
SHELLI COWLBECK
NOTARY PUBLIC-OREGON
COMMISSION NO. 347128
MY COMMISSION EXPIRES JUN. 24, 2005Shelli Cowbeck
Notary Public for OregonMy commission expires 6-24-2005

38721

14174

EXHIBIT ~~1~~ "C"

GAS STATION
PROPERTY

The following described real property situate in Klamath County, Oregon:

Lot 1 in Block 7 Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and also beginning at the Southeast corner of Lot 1 Block 7, Chemult; thence South 70°41' West 160 feet; thence North 19°20' West 52.6 feet, more or less, to the Southwest corner of said Lot 1, thence East along the Southerly line of said Lot 1, 159 feet to the point of beginning, being a portion of the SW ¼ of the SW ¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

Beginning at an axle on the Westerly right of way line of the Dalles-California Highway which marks the Southeast corner of Lot 1 Block 7 of Chemult, Oregon, and running thence South 19°14' East along the Westerly right of way line of the Dalles California Highway a distance of 50 feet to an iron pin; thence South 70°36' West a distance of 150 feet to a point; thence North 19°24' West a distance of 50 feet to an iron pin; thence North 70°36' East a distance of 150 feet, more or less, to the point of beginning, in the SW ¼ of the SW ¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.