

02 APR 26 PM 1:17

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NS

Harry M. Pierson

Grantor's Name and Address

Chuck H. Winders

Grantor's Name and Address

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

Chuck H. Winders

P.O. Box 322

Clatsop, OR 97131

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

Chuck H. Winders

P.O. Box 322

Clatsop, OR 97131

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_ Deputy.

K-58418

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Harry M. Pierson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Chuck H. Winders and Antonia Fenech, husband and 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 Exhibit A attached

State of Oregon, County of Klamath

Recorded 04/26/2002 1:17 PM.

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Linda Smith, County Clerk

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

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):

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 \$8,000.00. 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, 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 this \_\_\_\_\_ day of April, 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 90.930.

STATE OF OREGON, County of \_\_\_\_\_ ss.

This instrument was acknowledged before me on April 23, 2002

by Harry M. Pierson

This instrument was acknowledged before me on April 23, 2002

by Harry M. Pierson

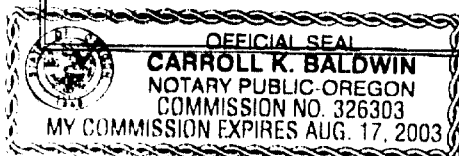
as Grantor

of said property

Carroll K. Baldwin

Notary Public for Oregon

My commission expires 8/17/2003



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## Exhibit A

A parcel of land lying North of Crescent Lake Cutoff Road situated in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point along the East Line of said Section 25, from which the N/16 corner common to said Section 25 and Section 30 bears N.  $00^{\circ}06'59''$  E. 400 feet; thence along the east line of Section 25, S.  $00^{\circ}06'59''$  W. 200.00 feet to a point witnessed by a #5 steel rod bearing S.  $89^{\circ}36'33''$  W. 30.00 feet; thence along a line parallel with the N/16 line of Section 25, S.  $89^{\circ}36'33''$  W. 220 feet to a point at #5 steel rod; thence along a line parallel with the East line of Section 25, N.  $00^{\circ}06'59''$  E. 200.00 feet to a point, to a #5 steel rod, thence along a line parallel with the N/16 line of Section 25, N.  $89^{\circ}36'33''$  E. 220.00 feet to the point of beginning.

Together with an access and utility easement 30 feet in width, lying along the East line of Section 25, leading from Crescent Lake Cutoff Road to the South boundary hereof.