

After Recording Return to:
JASON C. DUNN

3838 South 6TH ST.
Klamath Falls, OR. 97603

pcd

State of Oregon, County of Klamath
Recorded 07/12/2002 3:01 p. m.
Vol M02, Pg 39723-24
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the address shown above.

WARRANTY DEED (INDIVIDUAL)

KENNETH S. DUGAN and MARJORIE H. DUGAN, Trustee for/ Marjorie H. Dugan, Trustee for/
MARJORIE H. DUGAN TRUST and GEORGE V. DUGAN TRUST, herein
called Grantors, convey(s) to JASON C. DUNN, herein called Grantee, all that real property situated in the County
of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$48,000.00.
(here 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.

Dated July 8, 2002

GEORGE V. DUGAN TRUST

BY: Marjorie H. Dugan, Trustee
MARJORIE H. DUGAN, TRUSTEE

Kenneth S. Dugan
KENNETH S. DUGAN

MARJORIE H. DUGAN TRUST

BY: Marjorie H. Dugan, Trustee
MARJORIE H. DUGAN TRUST

STATE OF OREGON, County of Klamath) ss.

On July 10, 2002, personally appeared the above named KENNETH S. DUGAN and MARJORIE H. DUGAN
TRUST and GEORGE V. DUGAN TRUST and acknowledged the foregoing instrument to be their voluntary act
and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00055011

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



Exhibit A

PARCEL 1:

Lot 9, Block 4, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NW 1/4 SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northeast corner of Lot 9, Block 4, RIVERVIEW SECOND ADDITION, said point being South 00° 30' 00" West 549.95 feet from the center quarter corner of said Section 5; thence South 89° 30' 00" East 70.00 feet to a 1/2 inch iron pin; thence South 00° 30' 00" West, parallel with the East line of the said Riverview Second Addition, 106.50 feet to a 1/2 inch iron pin; thence North 89° 30' 00" West 70.00 feet to a 1/2 inch iron pin marking the Southeast corner of said Lot 9; thence North 00° 30' 00" East 106.50 feet to the point of beginning.