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Vol M02 Page 43051

State of Oregon, County of Klamath

Recorded 07/30/2002 3:15 P m.

Vol M02, Pg 43051-53

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 3

RECORDING COVER SHEET

FOR CONVEYANCES PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the
Instrument after recording, as required by ORS 205.180(4)
And ORS 205.238

Garrett and Shanna Done
1847 Burns St.
Klamath Falls, OR 97603

ORDER # K58756 sc

NAME(S) OF THE TRANSACTIONS, described in the attached instrument and required by ORS 205.234(a). Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance, or release of an interest in real property."

STATUTORY WARRANTY DEED

GRANTOR, as described in ORS 205.160

THOMAS F. FESSLER

GRANTEE, as described in ORS 205.160

GARRETT D. AND SHANNA L. DONE, as tenants by the entirety

LEGAL DESCRIPTION: on attached deed

TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contraction to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030

SEE ATTACHED DEED

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contraction to convey fee title to any real estate, reference ORS 93.260.

SAME AS RETURN ADDRESS ABOVE

K31

43052



After recording return to:

Garrett D. Done1847 BURNSOR KIAMATH FALLS, OR

97603

Until a change is requested all tax statements shall be sent to the following address:

Garrett D. DoneSameOREscrow No. K58756STitle No. K58756-S

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas F. Fessler, Grantor, conveys and warrants to Garrett D. Done and Shanna L. Done, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein.

See Attached Exhibit 'A' Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

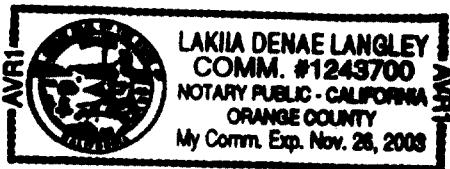
The true consideration for this conveyance is \$90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of July, 02.

Thomas F. Fessler

STATE OF California
~~OREGON~~
 County of ~~Klamath~~ Orange ss.

This instrument was acknowledged before me on this 29th day of July, 2002
 by Thomas F. Fessler



Notary Public for Oregon California

My commission expires: Nov. 28, 2003

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 28 and 29, Midland Tracts, lying between the Easterly right of way line of the Southern Pacific Railroad and the Westerly right of way line of the State Highway, in the County of Klamath, State of Oregon.

Saving and Excepting from said premises a strip of land forty feet wide off the North line of Lot 29 and off the North line of that portion of Lot 28 of said Midland Tracts lying East of the California Northeastern right of way heretofore deeded to Klamath County for a public road.

Also savings exception that portion deeded to State of Oregon, by and through its Department of Transportation, Highway Division, in Volume M92 page 27548 and Volume M92 page 27899, Deed records of Klamath County, Oregon.