


**WESTERN**  
 TITLE & ESCROW COMPANY

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**WARRANTY DEED -- STATUTORY FORM**

CALVIN L. GRANGER and LORRAINE L. GRANGER, husband and wife, Grantor,  
 conveys and warrants to

JEFFREY A. TUNNELL and COLLEEN C. TUNNELL, husband and wife, Grantee,

the following described real property, free of encumbrances except as  
 specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 Tax Account No(s): 696526 150605  
 Map/Tax Lot No(s): 2408-036DD-01000 2408-036DD-01100

State of Oregon, County of Klamath  
 Recorded 08/06/2002 2:31 p. m.  
 Vol M02, Pg 44234-35  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

This property is free from encumbrances, EXCEPT: All those items of record, if  
 any, as of the date of this deed, including any real property taxes due, but  
 not yet payable.

The true consideration for this conveyance is \$40,000.00 .

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 this 2 day of August, 2002.

*Calvin L. Granger*  
 CALVIN L. GRANGER

*Lorraine L. Granger*  
 LORRAINE L. GRANGER

STATE OF OREGON, COUNTY OF Jackson SS.

This instrument was acknowledged before me on August 2, 2002 by CALVIN L.  
 GRANGER AND LORRAINE L. GRANGER.

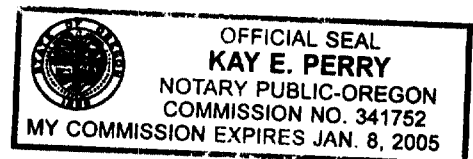
*Kay E. Perry*  
 (Notary Public for Oregon)

My commission expires 1/8/05

After recording return to:  
 WESTERN TITLE & ESCROW COMPANY  
 16455 WILLIAM FOSS ROAD  
 LA PINE, OR 97739

Until a change is requested all tax statements  
 shall be sent to the following address:  
 JEFFREY AND COLLEEN TUNNELL  
 91330 TRIPLE OAKS DRIVE  
 EUGENE, OR 97408

TITLE NO. K-59062  
 ESCROW NO. 14-0036702



K26-

**Legal Description Exhibit "A"**

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, thence northeasterly along the easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1 Block 1; thence South  $89^{\circ}20'00''$  East along the North line of Lot 1, Block 1 Pinney's Acres, 230.71 feet; thence South  $00^{\circ}39'00''$  West parallel with the East line of Lot 1, Block 1 Pinney's Acres, 405.82 feet; thence North  $89^{\circ}21'15''$  West 144.55 feet; thence North  $00^{\circ}38'45''$  East 49.39 feet; thence North  $89^{\circ}21'15''$  West 107.50 feet; thence South  $40^{\circ}38'35''$  West, 311.99 feet to the true point of beginning.