

JEWEL J. FERNAAYS  
P.O. BOX 636  
STARBUCK, MN 56381

Vol M02 Page 65410

Grantor's Name and Address  
JAY HORNING  
3441 SUMMERS LANE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 11/12/2002 3:09 p. m.  
Vol M02, Pg 65410-11  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Grantee's Name and Address  
After recording return to:  
EVERGREEN LAND TITLE COMPANY  
1509 WILLAMETTE  
EUGENE, OR 97401

Until a change is requested, all tax statements shall be sent to the following address.  
SAME AS GRANTEE

MT 58561

TITLE NO. 0058561  
ESCROW NO. EU02-E8641  
TAX ACCT. NO. 3909-011BC-01500-000  
MAP NO.

WARRANTY DEED  
(INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That JEWEL J. FERNAAYS, who acquired title as JEWEL J. HOWARD

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JAY HORNING

hereinafter called grantee, does hereby convey and warrants unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

Subject to any and all easements, restrictions and covenants of record and

and that grantor will warrant and forever defend the said 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 \$76,000.00.

\*However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which).\* (The sentence between the symbols \*, if not applicable should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8<sup>th</sup> day of November 2002 2002; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

*Jewel J. Fernaays who acquired title as Jewel J. Howard to which she is her attorney in fact*  
JEWEL J. FERNAAYS, who acquired title as JEWEL J. HOWARD

STATE OF OREGON, COUNTY OF Klamath )ss.

/Johnny R. Pires as attorney in fact for JEWEL J. FERNAAYS, who

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 8, 2002, BY JEWEL J. FERNAAYS, who acquired title as JEWEL J. HOWARD

*Lisa Weatherby*  
Notary Public for Oregon

My commission expires: 11/20/2003



**EXHIBIT "A"  
LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 NW1/4 SW1/4 NW1/4 of Section 11, 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 an iron pin on the intersection of the East boundary of Summers Lane and the centerline of Denver Avenue, said point being South 0 degrees 13 1/2' East a distance of 1,661.9 feet and South 89 degrees 58' East a distance of 30.0 feet (South 0 degrees 13 1/2' East a distance of 1,662.5 feet and North 89 degrees 44 1/2' East a distance of 30.0 feet by recorded legal description) from the Northwest corner of said Section 11; thence North 0 degrees 13 1/2' West along the East boundary of Summers Lane a distance of 131.25 feet to an iron pin; thence South 89 degrees 55 1/2' East (North 89 degrees 47' East by recorded legal description) parallel with the North boundary of the N1/2 SW1/4 NW1/4 of said Section 11 a distance of 190.5 feet, more or less, to the centerline of K.I.D. Drain Ditch 1-C-9-A; thence South 0 degrees 13 1/2' East (South 0 degrees 07'; East by recorded legal description) along the centerline of said Drain Ditch and parallel with the centerline of Summers Lane a distance of 131.15 feet to the centerline of Denver Avenue; thence North 89 degrees 58' West (South 89 degrees 44 1/2' West by recorded legal description) a distance of 190.5 feet, more or less, to the point of beginning, less K.I.D. Drain Ditch right of way along the East boundary of the above described tract of land.

EXCEPTING THEREFROM a strip of land 30 feet in width along the South line of said premises to be used for road purposes.