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After recording return to:
Frederick S. Gac

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

Escrow No. K59438S
Title No. K59438-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 69343

State of Oregon, County of Klamath
Recorded 11/27/2002 2:54 p m.
Vol M02, Pg 69343-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Sherri E. Merrick, who aquired title as Sherri E. Niemi, and Peter J. Niemi, Grantor, conveys and warrants to Frederick S. Gac and Helen M. Folk, not as tenants in common but with full rights of survivorship, 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 \$104,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of November, 2002

Sherri E. Niemi
Sherri E. Niemi who aquired title as Sherri E. Merrick

Peter J. Niemi
Peter J. Niemi

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 21 day of November, 2002
by Sherri E. Niemi and Peter J. Niemi

Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03



K.26.7

A tract of land situate in Lot 8, Section 30, Township 38 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 pipe on the Southerly right of way of Front Street from which an iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North $89^{\circ}06' \frac{1}{2}"$ East, 133.0 feet distant; thence South $89^{\circ}06' \frac{1}{2}"$ West along said Front Street right of way, 72.0 feet; thence South 85.0 feet; thence North $89^{\circ}06' \frac{1}{2}"$ East, parallel with said Front Street, 49.04 feet; thence North $15^{\circ}03' \frac{1}{2}"$ East 88.39 feet, more or less, to the point of beginning.