

03 SEP 16 AM 10:22

After Recording Return to:
WAYNE LEWIS and BRIGIT LEWIS
P.O. Box 353
Keno, Or 97627

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

Vol M03 Page 68723

State of Oregon, County of Klamath
Recorded 09/16/03 10:22 a. m
Vol M03 Pg 68723-24
Linda Smith, County Clerk
Fee \$ 210 # of Pgs 2

ATE 57811
WARRANTY DEED
(INDIVIDUAL)

JOSEPH M. KINGSBURY AND HANNELORE A. KINGSBURY, WHO ACQUIRED TITLE AS HANNA LORE A. KINGSBURY, HUSBAND AND WIFE, herein called Grantors, convey(s) to WAYNE LEWIS and BRIGIT LEWIS, husband and wife, herein called Grantees, 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 **\$500,000.00.**
(here comply with the requirements of ORS 93.930)

W.L.
B.L.
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 September 2, 2003.

Joseph M. Kingsbury

JOSEPH M. KINGSBURY
Hannelore A. Kingsbury

HANNELORE A. KINGSBURY

STATE OF OREGON, County of Klamath) ss.

On September _____, 2003, personally appeared the above named JOSEPH M. KINGSBURY and HANNELORE A. KINGSBURY 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.: 00057811

Before me: _____
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

Exhibit A

PARCEL 1:

A piece or parcel of land situate in portions of Government Lots 2 and 4 and the SE 1/4 NW 1/4, all in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the meander corner of the 1858 Meander Line, common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian; thence South 15° 58' 10" East 174.6 feet to a point on the Southeasterly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence South 32° 22' West along said Southeasterly highway right of way line 668.75 feet to an O.S.H.D. brass disc monument; thence continuing South 32° 22' West along said highway right of way line 1163.20 feet to the true point of beginning of this description; thence South 57° 38' East 260.00 feet to a point; thence South 30° 34' 50" West 1284.01 feet to a point; thence South 32° 22' West 44.23 feet to a point; thence North 62° 18' 20" West 301.02 feet to a point on the Southeasterly right of way line of said U.S. Highway 97; thence North 32° 22' East 1352.14 feet to the true point of beginning.

PARCEL 2:

A parcel of land lying in the NW 1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, the said parcel being described as follows:

Beginning on the Southwesterly line of Lot 75 of the Townsite of Worden at a point 89.05 feet Northwesterly (when measured along said Southwesterly line) from the center line of the The Dalles-California Highway; thence Southeasterly along said Southwesterly line to a line which is parallel with and 50 feet Northwesterly of said center line; thence Southwesterly parallel with and 50 feet Northwesterly of said center line to the South line of said NW 1/4; thence West along said South line to the Northwesterly line of that property designated as Parcel 2 and described in that deed to Klamath County, recorded in Book 101 at Page 470, Klamath County Record of Deeds; thence Northeasterly along said Northwesterly line to the most Northerly corner of said property; thence Northeasterly in a straight line to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of vacated McCullough Street.

PARCEL 3:

A portion of the SE 1/4 NW 1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed to Donald G. Mathis and Klara M. Mathis also known as Klara Mathis, husband and wife by Deed recorded June 19, 1978 in Book M-78 at Page 12959, Microfilm Records; thence Southwesterly along the Westerly line of the property conveyed in Deed Volume M-78 at Page 12959, to the South line of the NW 1/4 of said Section 34; thence Westerly a distance of 118.3 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad property; thence Northeasterly along the Southeasterly boundary of said railroad right of way 488.8 feet, more or less, to the Northerly line of McCullough Street in the plat of Worden, now vacated; thence Southeast along the North line of said McCullough Street, now vacated to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of McCullough Street, now vacated.