

o/l After recording, mail to: Melvin D. Ferguson
 Attorney at Law
 514 Walnut Avenue
 Klamath Falls, Oregon 97601

'03 DEC 30 PM12:44

State of Oregon, County of Klamath
 Recorded 12/30/03 12:44 P m
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 Linda Smith, County Clerk
 Fec \$ 26.00 # of Pgs 2

WARRANTY DEED

Favell Museum of Western Art and Artifacts, Inc., an Oregon corporation, Grantor, conveys and warrants to the Favell Museum, Inc., an Oregon nonprofit corporation, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

All that part of Lot 2, Block 2 of West Klamath Falls, formerly West Linkville, now City of Klamath Falls, Klamath County, Oregon, according to the plat thereof dated March 15, 1895, which has not already been conveyed to the California Oregon Power Co., being more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 2 Block 2 which is 200 feet distant Southerly from the Northwest corner of said lot and which is the Southwest corner of the portion of said Lot 2 conveyed to California Oregon Power Company; thence Easterly parallel to the Northerly line of said lot to the low water line on the Westerly side of Link River; thence Southeasterly along said low water line to the Southerly line of Lot 2, Block 2; thence Westerly along the Southerly line of said Lot to the Southwesterly corner of said lot; thence Northerly along the Westerly line of said lot to the place of beginning, except a triangular parcel which was conveyed by the Great Northern Railway Co. to the City of Klamath Falls by deed dated April 25, 1932, recorded June 11, 1932, Deed Vol. 97, page 454, said triangular parcel being more particularly described as follows:

Beginning at a point in the Southerly boundary of said Lot 2, being a 1-1/2 inch iron pipe which bears North 66 degrees 00' East 209.83 feet from the Southwest corner of said Lot 2, at or near the intersection of the Easterly line of Mill St. with the Northerly line of West Main St., thence North 66 degrees 00' East 81.69 feet along the Southerly line of Lot 2 to a 3/4 inch iron pipe located 3.3 feet east of the West end of the Link River bridge and 1.22 feet South of the North curb line of said bridge; thence North 24 degrees 00' West 9.52 feet to a 3/4 inch iron rod; thence South 59 degrees 21' West, 82.26 feet to the point of beginning.

This real property is commonly known as 111 Main Street, Klamath Falls, Oregon 97601.

Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

There is no true and actual consideration for this conveyance, it is a gift.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

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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 29th day of December, 2003.

GRANTOR

Winifred L. Favell
Winifred Favell Hood
Winifred L. Favell, now known as
Winifred Favell Hood, President

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared the above-named Winifred L. Favell, now known as Winifred Favell Hood and acknowledged the foregoing instrument to be her voluntary act. Before me:



Thad Pauck
Notary Public for Oregon
My Commission Expires: 10/04/06