

# STATUTORY WARRANTY DEED

Gary A. Ward and Bonnie K. Ward, as tenants by the entirety, as Grantors, convey and warrant to Gary A. Ward, Trustee of the Gary A. Ward Trust dated January 23, 2004, as to an undivided one-half interest and Bonnie K. Ward, Trustee of the Bonnie K. Ward Trust dated January 23, 2004, as to an undivided one-half interest, as Grantees, the following described real property in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit A

The true and actual consideration for the conveyance is \$0.

Send tax statements to: **No change**

Subject To: easements, restrictions and reservations of record.

State of Oregon, County of Klamath  
Recorded 01/27/2004 9:25 a m  
Vol M04 Pg 4897  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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.

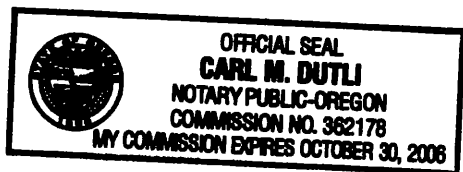
Dated this 23<sup>d</sup> day of January, 2004.

Gary A. Ward  
Gary A. Ward

Bonnie K. Ward  
Bonnie K. Ward

STATE OF Oregon, County of Crook )ss.

Personally appeared the above named Gary A. Ward and Bonnie K. Ward and acknowledged the foregoing instrument to be their voluntary act and deed, before me this 23<sup>d</sup> day of January, 2004.



Carl M. Dutli  
Notary Public for Oregon  
My Commission Expires: 10-30-06

## EXHIBIT A

04898

### PARCEL 1:

A portion of Lots 3 and 4, Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the southerly line of Lot 3 in Block 16 in the ORIGINAL TOWN OF KLAMATH FALLS, formerly Linkville, which point is 40 feet northeasterly from the southwesterly corner of said Lot 4; thence northeasterly along the northerly line of Main Street 27 feet; thence northwesterly at right angles to Main Street 100 feet; thence southwesterly and parallel with Main Street 27 feet; thence southeasterly and at right angles to Main Street 100 feet to the place of beginning.

### PARCEL 2:

A parcel of land situated in Lot 5, Block 39, ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most westerly corner of Lot 5 of said Block 39, thence from said point of beginning south 50° 50' east along the southwesterly line of said Lot 5, 112.25 feet to a point; thence north 39° 05' east parallel to the southeasterly line of said Lot 5, 25.09 feet to the center of an existing building wall, thence north 50° 55' west parallel to the southwesterly line of said Lot 5 and along the center of said building wall 112.25 feet to a point on the northwesterly line of said Lot 5, thence south 39° 05' west along the northwesterly line of said Lot 5, 25.09 feet to the point of beginning.

TOGETHER WITH an easement 3.00 feet in width for purposes of ingress and egress and maintenance purposes more particularly described as follows:

Beginning at a point on the southwesterly line of said Lot 5, from which the most westerly corner of Lot 5 bears north 50° 55' west 112.25 feet, thence from said point of beginning north 39° 05' east parallel to the southeasterly line of said Lot 5, 25.09 feet, thence south 50° 55' east parallel to the southwesterly line of said Lot 5, 3.00 feet, thence south 39° 05' west parallel to the southeasterly line of said Lot 5, 25.09 feet to the southwesterly line of said Lot 5, thence north 50° 55' west along the southwesterly line of said Lot 5, 3.00 feet to the point of beginning.