

'04 APR 27 PM2:49

After Recording Return to:

THOMAS A. FOOTE JR.

328 W. Oregon Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

THOMAS A. FOOTE JR.

Same as Above

Vol M04 Page 25438

State of Oregon, County of Klamath

Recorded 04/27/2004 2:49 p mVol M04 Pg 25438-39

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2Aspen 58875719
WARRANTY DEED
(INDIVIDUAL)

JACK D. GANN and JOYCE M. GANN, herein called grantor, convey(s) to THOMAS A. FOOTE JR., AN ESTATE IN FEE SIMPLE 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 \$44,000.00.

(here comply with the requirements of ORS 93.930)

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 34.930.

Dated 4-26-04Jack D. Gann
JACK D. GANNJoyce M. Gann
JOYCE M. GANNSTATE OF Arizona County of MaricopaOn April 26, 2004 personally appeared the above named JACK D. GANN and JOYCE M. GANN 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. 66662274

Before me:

Notary Public for ArizonaMy commission expires: 11/15/04

Official Seal

OFFICIAL SEAL
MAUREEN E. VANRIPER
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY

30.00

Exhibit A

25439

A tract of land situated in the SW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies South 89° 42' West a distance of 540 feet from the iron pin on the Westerly line of RIVERVIEW ADDITION, which is the Northeast corner of the SW 1/4 SW 1/4 of said Section 5; thence South 80° 18' East parallel to the West line of said RIVERVIEW SUBDIVISION, 435 feet; thence South 89° 42' West, parallel to the North line of the SW 1/4 SW 1/4 of said Section 5, 768 feet, more or less, to the West line of said Section 5; thence North 00° 06' East 455 feet to the Northwest corner of the SW 1/4 SW 1/4 of said Section 5; thence North 89° 42' East 764.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following described parcel situated in the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point on the West line of said Section 5, from which the Southwest corner of said Section 5 bears South 00° 07' 32" West 899.28 feet; thence North 00° 07' 32" East, along said section line 227.50 feet; thence North 89° 42' 02" East 784.15 feet to the West line of the public road easement; thence South 00° 20' 58" East along said easement 227.50 feet; thence South 89° 42' 03" West 736.84 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress created by instrument, subject to the terms and provisions thereof, recorded July 31, 1979 in Volume M-79 at Page 18195, Microfilm Records of Klamath County, Oregon.