



State of Oregon, County of Klamath
 Recorded 02/24/2005 12:08 p m
 Vol M05 Pg 12186-88
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

After recording return to:
 Howard Wegat, Jr.

P.O. Box 261
 Hecampo, OH 45220

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

Howard Wegat, Jr.

P.O. Box 261
 Hecampo, OH 45220

File No.: 7021-527332 (DMC)

Date: February 16, 2005

STATUTORY WARRANTY DEED

Thomas S. Fessler, Grantor, conveys and warrants to **Howard Wegat, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21st day of February, 2005.

APN: 585593

Statutory Warranty Deed
- continuedFile No.: 7021-527332 (DMC)
Date: 02/16/2005**EXHIBIT A****LEGAL DESCRIPTION:**

That portion of Lots 28 and 29, Midland Tracts, lying between the Easterly right of way line of the Southern Pacific Railroad and the Westerly right of way line of the State Highway, in the County of Klamath, State of Oregon.

Saving and Excepting from said premises a strip of land forty feet wide off the North line of Lot 29 and off the North line of that portion of Lot 28 of said Midland Tracts lying East of the California Northeastern right of way heretofore deeded to Klamath County for a public road.

Also savings exception that portion deed to State of Oregon, by and through its Department of Transportation, Highway Division, in Volume M92 page 27548 and Volume M92 page 27899, Deed records of Klamath County, Oregon.