

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Wayside Ventures, Inc.

P.O. BOX 2

Crescent Lake, OR 97425

Grantor's Name and Address

Lorna K. Birrer

9101 Hwy. 58

Crescent Lake, OR 97425

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Lorna K. Birrer

9101 Hwy. 58

Crescent Lake, OR 97425

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Lorna Birrer

9101 Hwy 58

Crescent Lake, OR 97425

P.O. Box 2

M05-65363

Klamath County, Oregon

09/29/2005 01:13:38 PM

Pages 2 Fee: \$26.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Wayside Ventures, Inc.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lorna K. Birrer

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): none

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate which) consideration. (The sentence between the symbols ")", if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 25, 1994; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Wayside Ventures, Inc.

Jennifer A. Rasmussen

Jennifer A. Rasmussen, Sec

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 19, 2005

by Jennifer A. Rasmussen

This instrument was acknowledged before me on July 19, 2005

by Jennifer A. Rasmussen

as Secretary

of Wayside Ventures, Inc.



Alice L. Bishop

Notary Public for Oregon

My commission expires August 19, 2006

21 5/16

EXHIBIT "A"

PARCEL 1:

Beginning at the SE 1/16 corner of Section 19, Township 25 South, Range 8 East of the Willamette Meridian; thence Westerly along South 1/16 line to the Willamette Highway Northeast right of way line; thence Northwesterly 100 feet along said right of way line; thence Northeasterly 260 feet along a line perpendicular to said right of way line to a 2 1/2" x 26" brass-capped steel pipe; thence Southeasterly 290 feet along a line parallel to said right of way line to a 2 1/2" x 26" brass-capped steel pipe; thence Southwesterly to the intersection of said highway Northeast right of way line and East 1/16 line of Section 19; thence Northerly along East 1/16 line to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 2:

All that portion of the SW 1/4 SE 1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of the Northeast right of way of Oregon State Highway No. 58, in the County of Klamath, State of Oregon.

CODE 178 MAP 2508-1900 TL 5700  
CODE 178 MAP 2508-1900 TL 101