

KNOW ALL MEN BY THESE PRESENTS, That JACK H. BEARSS, as to an undivided 1/2 interest and ERNEST H. BEARSS, as to an undivided 1/2 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. F. RODGERS & SONS, an Oregon Partnership, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of the Southeast one quarter (SE 1/4) Sec. 33, Twp. 39 S., R. 11 1/2 E.W.M. which point is on the center line of the Poe Valley Market road; thence North 89° 54' East along the North line of the Southeast one quarter of said Section 33, a distance of 1258.3 feet more or less to the center line of the U.S.R.S. No. 21A drain; thence South 57° 57' West along the center line of said drain and along the center line of said drain extended, to the West line of the Southeast one-quarter of said Sec. 33, which point is on the center line of said Poe Valley Market road at a distance of 791 feet more or less from the point of beginning; thence North 791 feet along the center line of said Market Road to the point of beginning, being a portion of the NW 1/4 SE 1/4 of Sec. 33, Twp. 39 S., R. 11 1/2 E.W.M.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said 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 as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 12,000.00

However, the actual consideration consists of or includes either property or value given or promised which is the whole consideration, indicate which. If the sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 26 day of March, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Clackamas)
March, 19 84

STATE OF OREGON,) ss.
County of Clackamas)
March, 19 84

Personally appeared ERNEST H. BEARSS, who, being duly sworn,

do hereby certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Notary Public for Oregon
My commission expires: 5-19-85

(OFFICIAL SEAL)

Jack H. Bearss and Ernest H. Bearss

P.O. Box 612
Oregon House, CA 95962

I. F. Rodgers & Sons, an Oregon Partnership

Rt. 2 Box 752
Klamath Falls, OR 97603

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded in book on page or as

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Regulations, including levies, assessment, water, and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, assessment, water, and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.
4. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads, or highways.
5. Contract with the U. S. Reclamation Service for irrigation, as disclosed by Deed from John G. Patterson and wife to John Deegan, recorded February 8, 1921, in Volume 54, page 578, Deed Records of Klamath County, Oregon, recites: "The above premises are part of the Patterson Irrigation District and are subject to incumbrances which may arise thereto, and is subject to a certain contract with the United States Reclamation Service for irrigation." (Affects the E 1/2 SE 1/4 of Section 33 and W 1/2 SE 1/4 of Section 34, Township 40 South, Range 11 E.W.M.)

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

State of California

County of

Sutter

ss.

—ACKNOWLEDGMENT—General—

On this 28th day of March

A.D. 19 84

before me, Bobbi Smith

a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Ernest H. Bearss

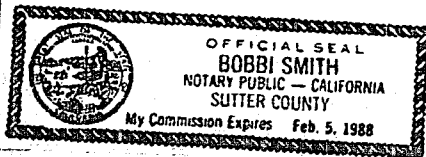
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name Ernest H. Bearss

subscribed to the within Instrument, and acknowledged to me that he (she or they) executed it. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Bobbi Smith

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF CALIFORNIA

My Commission Expires February 5, 1988



STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 6th day of April A.D., 19 84 at 3:37 o'clock P.M. and duly recorded in Vol. M84, of Deeds on page 5714.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: *Bobbi Smith*, Deputy