



#01033415
WARRANTY DEED

AFTER RECORDING RETURN TO:
DANIEL P. SOUZA
JUDI E. SOUZA
Rt. 2 box 750
Klamath Falls, Or. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALBERT GRANT AND ELEANOR K. GRANT, husband and wife hereinafter called GRANTOR(S), convey(s) to DANIEL P. SOUZA AND JUDI E. SOUZA, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Rules, regulations and statutory powers of Klamath Basin Improvement District and Klamath Irrigation District. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 3) As disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest. 4) Agreement, including the terms and provisions thereof recorded June 5, 1940 Book 129 page 495. 5) Easements, including the terms and provisions thereof recorded August 1, 1942, Book 149, page 82 and October 24, 1942, Book 150, page 510 and October 8, 1980, Book M80, page 19542. 6) Agreement, including the terms and provisions thereof recorded June 2, 1944, Book 165, page 473.

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
240,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of May, 1989.

Albert Grant
ALBERT GRANT

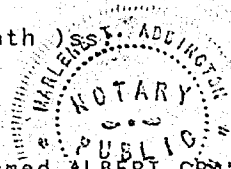
Eleanor K. Grant
ELEANOR K. GRANT

STATE OF OREGON, County of Klamath)
June 1, 1989

Personally appeared the above named ALBERT GRANT AND ELEANOR K. GRANT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene J. Addington
Notary Public for Oregon

MY COMMISSION EXPIRES: March 22, 1993



89 JUN 2 AM 10 59

EXHIBIT "A"

PARCEL 1:

That portion of the NE 1/4 lying Westerly of the F Canal, and that portion of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East line of the NE 1/4 NW 1/4 of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11 1/2 East of the Willamette Meridian,; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning, in the NE 1/4 NW 1/4 of said Section 32.

AND that portion of the N 1/2 of NW 1/4 of Section 33, lying Westerly of the F Canal, all in Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM that portion conveyed to the U.S. by Deed recorded in Book 37 at Page 590, Deed Records of Klamath County, Oregon.

PARCEL 2:

That portion of the N 1/2 NW 1/4 of Section 33 and that portion of the NE 1/4 of Section 32 lying Easterly of the F Canal in Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 236 MAP 3911-V3200 TL 100 KEY #617005
 CODE 233 & 236 MAP 3911-V3200 TL 200 KEY #616998
 CODE 236 MAP 3911-V3300 TL 200 KEY #617023
 CODE 236 MAP 3911-V3300 TL 300 KEY #617014

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of June A.D. 19 89 at 10:59 o'clock AM., and duly recorded in Vol. M89
 of Deeds on Page 9723
 FEE \$13.00

Evelyn Biehn
 By *Daniel M. Mendenhall* County Clerk