

K-41769

STATUTORY WARRANTY DEED (Individual or Corporation)

FORREST AARVIG AND DAVID HANNAH, doing business as INLAND DEVELOPERS,
a California joint venture, Grantor,
conveys and warrants to WILLIAM COWAN AND REBECCA COWAN, husband and wife, Grantee,
the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:
Reservations and restrictions of record, rights of way and easements of record and
those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
And Further subject to the exceptions as listed on Exhibit "A".

The true consideration for this conveyance is \$ 450,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

DATED this 25th day of January 19 90 If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

INLAND DEVELOPERS, a California joint venture

BY: Forrest Aarvig
FORREST AARVIGBY: David Hannah
DAVID HANNAH

STATE OF CALIFORNIA,

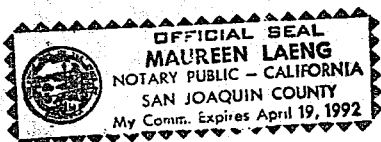
SAN JOAQUIN

ss.

County of

On this 25th day of January in the year 1990
before me MAUREEN LAENG

a Notary Public, State of California, duly commissioned and sworn, personally appeared
FORREST AARVIG and DAVID HANNAH



personally known to me (or proved to me on the basis of satisfactory evidence) to be one of the
partners of the partnership that executed the within instrument, and acknowledged to me that
such partnership executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal,
in the San Joaquin County of San Joaquin on the date set
forth above in this certificate.

This document is only a general form which may be proper for use in simple transactions and in no
way acts, or is intended to act, as a substitute for the advice of an attorney. The publisher does not
make any warranty, either express or implied, as to the legal validity of any provision or the suitability
of these forms in any specific transaction.

Cowdery's Form No. 29 (Acknowledgment to Notary
Public—Partnership) (C.C. Sec. 1190A.)

Maureen Laeng
Notary Public, State of California.
My Commission Expires April 19, 1992

Until a change is requested all tax statements shall be sent to the following address: & Return
Mr. & Mrs. William Cowan
P.O. Box 1911
Ceres, CA 95307

EXHIBIT "A"
Supplemental
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Township 40 South, Range 11 East of the Willamette Meridian:

PARCEL 1:

Section 13: The W $\frac{1}{2}$, EXCEPTING THEREFROM the East 120 feet of the NE $\frac{1}{4}$ NW $\frac{1}{4}$; that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ lying Westerly of new Poe Valley-Malin Highway as the same is not located and constructed.

Section 14: NE $\frac{1}{4}$ NE $\frac{1}{4}$. S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 23: N $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 24: N $\frac{1}{2}$ NW $\frac{1}{4}$, that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and North 180 feet of SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying West of the West line of Harpold County Road No. 1097.

PARCEL 2

Section 13, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as follows:

That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, lying Westerly from the centerline of the Bonanza-Malin Highway as the same is now located and constructed, EXCEPTING THEREFROM any portion lying within the right of way of the Bonanza-Malin Highway, and

The East 120 feet of the NE $\frac{1}{4}$ NW $\frac{1}{4}$

SUBJECT TO:

1. Mortgage, including the terms and provisions thereof, executed by Carl Rajnus and Virginia Rajnus, husband and wife to The Federal Land Bank of Spokane, a corporation in Spokane, Washington, dated March 26, 1979, recorded March 29, 1979, in Volume M79 page 6965, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$124,000.00. Partial Release, including the terms and provisions thereof, dated June 25, 1981, recorded June 30, 1981, in Volume M81 page 11789, Mortgage Records of Klamath County, Oregon.
2. Mortgage, including the terms and provisions thereof, executed by Dan Carl Rajnus and Marla Ann Rajnus, husband and wife, and Carl Rajnus and Virginia Rajnus, husband and wife, to the Federal Land Bank of Spokane, a corporation in Spokane, Washington, dated July 1, 1981, recorded July 8, 1981, in Volume M81 page 12225, Mortgage records of Klamath County, Oregon, given to secure the payment of \$66,000.00
3. Trust Deed, including the terms and provisions thereof, executed by Dan Carl Rajnus and Marla Ann Rajnus, husband and wife, as grantors to Klamath County Title Company, as Trustee for Carl Rajnus and Virginia Rajnus, husband and wife as Beneficiary, dated January 31, 1990, recorded February 1, 1990, in Volume M90 page 2243, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$42,000.00.
4. Trust Deed, including the terms and provisions thereof, executed by Dan Carl Rajnus and Marla Ann Rajnus, husband and wife, as grantors to Klamath County Title Company, as Trustee for Carl Rajnus and Virginia Rajnus, husband and wife as Beneficiary, dated January 31, 1990, recorded February 1, 1990, in volume M90 page 2248, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$70,000.00
5. Trust Deed, including the terms and provisions thereof, executed by Forrest Aarvig and David Hannah, dba Inland Developers, as grantors to Klamath County Title Company, as Trustee for Dan Carl Rajnus and Marla Ann Rajnus, husband and wife as Beneficiary, dated January 25, 1990, recorded February 1, 1990, in Volume M90 page 2252, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$350,000.00
6. Farm Lease, including the terms and provisions thereof, executed by Forrest Aarvig and David Hannah, dba Inland Developers to Dan Carl Rajnus and Marla Ann Rajnus, husband and wife, dated January 25, 1990 and recorded February 1, 1990, in Volume M90 at page 2259.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 1st day of Feb. A.D., 19 90 at 10:31 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 2268.

FEE \$33.00

Evelyn Biehn - County Clerk
By Queline Muchmore