

WARRANTY DEED

ATC Case # 910

FRED R. DEARBORN, Grantor, conveys and warrants to CINDY A. BOYE and JIM CAMOZZI, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lots 1, 2, and that portion of Lots 3 and 4 lying Northerly of the Langell Valley Road; the SE 1/4 NW 1/4, NE 1/4 SW 1/4, and that portion of the SE 1/4 SW 1/4 lying Northerly of the Langell Valley Road, all in Section 31, Township 39 South, Range 12 E.W.M.

ALSO that portion of the NE 1/4 NW 1/4 of Section 6 Township 40 South, Range 13 E.W.M., lying Northeasterly of the Langell Valley Road.

Less and Except portions heretofore conveyed for rights of way to United States, recorded July 5, 1923 in Book 61 at page 281 and in Book 112 at Page 73 and the California Oregon Power Company.

Subject to: Conditions, regulations, restrictions, easements and rights of way of record and those apparent on the land; and potential real property taxes and interests which may result from the disqualification of the subject property from farm use property tax assessment; and to contracts, liens and easements for irrigation and drainage.

ALSO included as part of the property purchased for the purchase price is a Teco Squeeze chute.

The true and actual consideration for this conveyance stated in dollars is the sum of \$229,000.00.

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.

x Fred R. Dearborn
Fred R. Dearborn

STATE OF VA, County of ARLINGTON, ss.

Nov. 27, 1989, personally appeared the above named Fred R. Dearborn who acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Jamie R. Shestredy
Notary Public for Virginia
My commission expires 12/31/93 Expires 5-1-92

Send Tax Statements to: Cindy A. Boye and Jim Camozzi
1445 Sunshine Valley
Montala, CA

After Recording Return to: Aspen Title Company
525-600 Main Street
Klamath Falls, Or 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day of August A.D. 19 93 at 3:33 o'clock P.M., and duly recorded in Vol. M93 of Deeds on Page 19312.

FEE \$30.00

Evelyn Riehn County Clerk

By Daniel M. Mendenhall