

Aspen #04041729

After recording, mail to:

Send all tax statements to:

Robert D. and Linda G. Ernst
13320 Hill Road
Klamath Falls, OR 97603

Robert D. and Linda G. Ernst
13320 Hill Road
Klamath Falls, OR 97603

WARRANTY DEED

Charles T. Brookshire and Frances I. Brookshire, husband and wife, Grantors, conveys and warrants to Robert D. Ernst and Linda G. Ernst, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

All that portion of the SW1/4NE1/4 and the NW1/4SE1/4 lying east of the USBR "G" canal, all in Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND AND THE FOLLOWING ADDITIONAL EXCEPTIONS:

1. 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.

2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

6. Easement, including the terms and provisions thereof:
For: Pole line
Granted to: The California Oregon Power Company
Recorded: April 22, 1936
Book: 106
Page: 292
(Over NW 1/4 SE 1/4 Sec. 8, Twp 40 S., R 10 EWM.)

7. Contract, including the terms and provisions thereof, between United States of American and Edgar Neese recorded July 7, 1936 in Book 106 at Page 544, Deed Records of Klamath County, Oregon.

8. Contract, including the terms and provisions thereof, between United States of American and E. Neese and Martha Neese, husband and wife, recorded March 24, 1942 in Book 146 at Page 194, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is TWO HUNDRED SIXTY THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$263,200.00).

The execution of this deed by the Grantor is being made at the direction of CLTC Exchange Company, as the herein described property is a portion of a tax deferred exchange by said Grantor.

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 PERSONS 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.

Dated this 25th day of May, 1994.

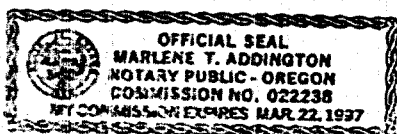
GRANTOR

Charles T. Brookshire
Charles T. Brookshire

Frances I. Brookshire
Frances I. Brookshire

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Charles T. Brookshire and Frances I. Brookshire and acknowledged the foregoing instrument to be their voluntary act. Before me:



Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day
of May A.D., 1994 at 11:51 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 16782.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline Muelendor