

KNOW ALL MEN BY THESE PRESENTS, That EDITH SVENSEN, AS TO A UNDIVIDED 1/3 INTEREST, DONALD E. WALLIN, AS TO AN UNDIVIDED 1/3 INTEREST, AND DORIS E. IMEL, AS TO AN UNDIVIDED 1/3 INTEREST,
hereinafter called grantor, for the consideration hereinafter stated, conveys and specially warrants to OTTLAND, INC., AN OREGON CORPORATION

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Property described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Right of Way as set forth in deed recorded March 30, 1937, Vol. 108, page 314, Deed Records; terms and provisions contained in deed to the State of Oregon recorded May 1, 1972, in Vol. M-72, page 4624, Deed Records.

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all person claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200,000.00.

⊙ However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). ⊙ (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 9th day of March, 1994; 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS30.930.

Edith Svensen
EDITH SVENSEN

Donald E. Wallin
DONALD E. WALLIN

Doris E. Imel
DORIS E. IMEL

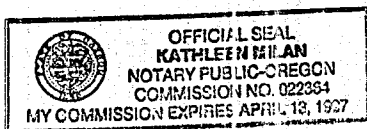
STATE OF OREGON

County of MULTNOMAH } ss.

BE IT REMEMBERED, That on this 9th day of March, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EDITH SVENSEN, DONALD E. WALLIN AND DORIS E. IMEL

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Kathleen Milani
Notary Public for Oregon.
My Commission expires 4-13-97

EDITH SVENSEN

, OR

Grantor's Name and Address

Ottland, Inc.

1361 Wild Plum Court

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Ottland, Inc.

1361 Wild Plum Court

Klamath Falls, OR 97601

Name, Address, Zip

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

Ottland, Inc.

1361 Wild Plum Court

Klamath Falls, OR 97601

Name, Address, Zip

Space Reserved
For
Recorder's Use

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Name

Title

By _____ Deputy

22461

A tract of land situated in the SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a 3/4" iron pipe monument on the Northeasterly right-of-way line of the Dalles-California Highway (South Sixth Street) which bears S. 89°56' W. a distance of 293.94 feet and North a distance of 306.77 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1, said point being the intersection of the Northeasterly right-of-way line of said Highway with the Southwesterly right-of-way line of the Enterprise Irrigation District Canal; thence N. 46°09' W. along the Highway right-of-way a distance of 425.08 feet to a 1/2" iron rod marking the most Westerly corner of parcel described in instrument recorded in Volume M-79 page 28469, Microfilm records of Klamath County, Oregon; thence N. 43°51' E. a distance of 14.0 feet to a 1/2 inch iron rod on the Northeasterly right-of-way line of said Highway as presently located and constructed and the TRUE POINT OF BEGINNING of this description; thence continuing N. 43°51' E. a distance of 239.39 feet to a 1/2" iron rod on the Westerly right-of-way of said canal; thence along said canal right-of-way the following courses and distances; N. 07°58' E., 172.0 feet; N. 15°17'49" W., 95.16 feet; N. 26°08'51" W., 49.76 feet; N. 37°31'30" W., 108.19 feet; N. 47°32'47" W., 131.31 feet; N. 54°57'46" W., 347.12 feet and N. 64°23'33" W., 90.82 feet to a 1/2" Rebar on the West line of the East 959.0 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1, as shown on map of County Survey #3560, said point also being on approximate center line of a private roadway commonly known as Unity Street; thence S. 0°04'27" E. along said line a distance of 522.01 feet, more or less, to a point on the Northeasterly right-of-way line of said Highway; thence S. 46°09' E. along said right-of-way a distance of 534.66 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 22nd day
of July A.D., 19 94 at 10:51 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 22460.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Millendore