

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. 33623  
ESCROW NO. 27-21994  
TAX ACCT. NO. 131921 AND M-1445  
MAP #

GRANTEE'S NAME AND ADDRESS:

EMILIANO RODRIGUES JR.

~~2925 SE HERESA ST.~~ HC 32 Box 540

~~WADSWORTH, OR 97741~~ Gilchrist OR 97714

WARRANTY DEED --- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

GENE MARTIN PETERSEN Grantor,

conveys and warrants to:

EMILIANO RODRIGUES JR., Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: SEE ATTACHED 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$65,000.00. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration. If grantor is a corporation, this has been  
signed by authority of the Board of Directors.

Dated this 23<sup>rd</sup> day of <sup>SR</sup> AUGUST, 1994;

GRANTOR(S):

Gene Martin Petersen  
GENE MARTIN PETERSEN

STATE OF OREGON, County of Columbia ) ss.

This instrument was acknowledged before me on August 23, 1994,  
by GENE MARTIN PETERSEN

Bridget Kennedy  
Notary Public for Oregon

My commission expires: 1/13/97

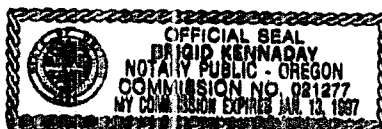


EXHIBIT 'A'  
LEGAL DESCRIPTION

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27313

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 24, thence North 89 degrees 58' 40" West 178.82 feet and South 30 degrees 48' West 12.13 feet to a point on the Northwestern right of way line of Oregon State Highway No. 97 and being 165.00 feet South of the North line of said Section 24 and being the true point of beginning of this description; thence North 89 degrees 58' 40" West 219.85 feet to the center line of the Walker Basin Canal; thence South 34 degrees 15' 15" West along said center line, 458.22 feet; thence South 89 degrees 58' 40" East 252.00 feet to the North westerly right of line of said highway; thence North 30 degrees 48' East 441.00 feet to the true point of beginning with bearings and distances based on recorded Survey 1198.

SUBJECT TO:

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by any public records.  
b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession hereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.  
b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
c. Water rights, claims or title to water:  
whether or not the matters excepted under (a), (b), or (c) are shown by public record
5. Any lien or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.  
Account No: 2309-024A0-01200      Key No: 131921  
Code No: 249
7. Mobile Home Taxes for the fiscal year 1994-1995, a lien not yet due and payable.  
Account No: M-144533      Key No: 865709  
Code No: 249
8. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
9. Agreement for Electric Service, subject to the terms and provisions thereof;  
Dated: October 6, 1982  
Recorded: November 18, 1982  
Volume: M82, page 15385, Microfilm Records of Klamath County, Oregon  
Between: Midstate Electric Cooperative, Inc. and Harold O. Petersen
10. Reservations as contained in Bargain and Sale Deed;  
Recorded: May 10, 1988  
Volume: M88, page 7374, Microfilm Records of Klamath County, Oregon  
Grantor: Harold O. Petersen  
Grantee: Harold O. Peterson and Gene Martin Peterson, not as tenants in common but with rights of survivorship
11. An easement along the North west 30 feet as evidenced by deed dated October 1, 1990 and recorded October 8, 1990 in Volume M90, page 20364, Microfilm Records of Klamath County, Oregon.
12. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapter 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

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27314

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title Co the 31st day  
of Aug A.D., 19 94 at 2:14 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 27312.

FEE \$40.00

Evelyn Biehn County Clerk

By C. A. Biehn