

AgAmerica, FCB successor in interest to Farm Credit System Capital Corporation, Grantor, conveys to RODNEY L. HADLEY, JR., as to a one-half interest as tenant in common, and DAVID L. HADLEY and DENICE K. HADLEY, husband and wife, with a one-half interest as tenants by the entirety, as to a one-half interest, as tenants in common, Grantee, the following described real property:

see Exhibit A attached hereto and incorporated herein by this reference

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of public roads and highways.
2. Right of ways and easements of record.
3. Irrigation Ditch Easement, given to V.L. Rentle and Barbara Rentle, husband and wife to Carson Markley and Elizabeth Markley, husband and wife, recorded February 23, 1972 in Volume M72 page 2769, Deed records of Klamath County, Oregon. Affects Section 29.
4. Grant of Easement and Joint Use Agreement, between Wilbur J. Smith and Patricia L. Smith, husband and wife, and Rodney L. Hadley and Learna D. Hadley, husband and wife, dated March 15, 1982, recorded April 30, 1982, in Volume M82, Page 5388, Deed records of Klamath County, Oregon. Affects Sections 20 and 29.

The true and actual consideration for this conveyance is fulfillment of contract.

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.

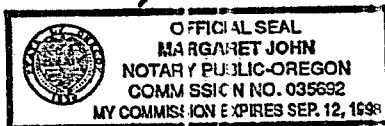
Dated this 9 day of MARCH, 1995.

AgAmerica, FCB

By [Signature]  
Authorized Agent

STATE OF OREGON/County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 9 day of MARCH, 1995, by John H. Ray, the Authorized Agent of AgAmerica, FCB successor in interest to Farm Credit System Capital Corporation.



Margaret John  
Notary Public for Oregon  
My commission expires: 9-12-98

AFTER RECORDING,  
RETURN TO:  
Farm Credit Services  
PO Box 148  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

sjdagamer2.bnd

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

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

Township 36 South, Range 14 East of the Willamette Meridian:

Section 20: The SW $\frac{1}{4}$  lying Southwesterly of the O.C. & E. Railroad right of way.

EXCEPTING THEREFROM that portion of Section 20 more particularly described as follows, to wit: Beginning at the intersection of the Easterly line of a County Road, known as Ivory Pine Road, and the Southerly line of the O.C. & E. Railroad right-of-way; thence running along said right-of-way in a straight line in a Southeasterly direction 10 chains; thence South parallel to the Easterly line of said county road 20 chains; thence Westerly parallel to the Southerly line of said railroad right-of-way 10 chains to the Easterly line of said road; thence North along said Easterly line 20 chains to the point of beginning.

ALSO SAVING AND EXCEPTING: Beginning at the intersection of the Easterly line of a county road, known as Ivory Pine Road, and the Southerly line of the O.C. & E. Railroad right of way, thence running along said O.C. & E. right of way in a straight line in a Southeasterly direction 660 feet to the true point of beginning; which is also the Northeast corner of the parcel of land excepted in "Parcel 2" of Volume M76 page 19665, Deed records of Klamath County, Oregon; thence continuing along said right of way in a Northerly direction to a point where the right of way line changes direction to the Southeast, thence continuing along said right of way in a Southeasterly direction 675 feet; thence leaving said right of way in a Southwesterly direction to a point which bears South parallel to said County Road 1320 feet; from the true point of beginning, said point also being the Southeast corner of that parcel of land excepted in "Parcel 2" of Volume M76 page 19665, Deed records of Klamath County, Oregon, thence North parallel to the Easterly line of said County Road 1320 feet to the true point of beginning.

Section 28: Beginning at a point where the Southerly right of way of the Klamath Falls-Lakeview Highway intersects the Westerly line of Section 28; thence South along said Section line 900 feet to a point; thence East 660 feet to a point; thence North 330 feet to a point; thence East to a point on the Southerly right-of-way of Klamath Falls-Lakeview Highway; thence Northwesterly along said Highway to the point of beginning.

ALSO INCLUDING that portion of the W $\frac{1}{2}$  of Section 28 lying between the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway.

SAVING AND EXCEPTING THEREFROM the following: Beginning at the intersection of the North-South centerline of Section 28 and the Southerly line of the O.C. & E. Railroad right of way; thence South along said centerline to the North line of the Klamath Falls Lakeview Highway; thence along said North line in a Northwesterly direction 714 feet; thence leaving said North line at right angles and in a Northeasterly direction and running to the South line of the O.C. & E. Railroad right of way; thence along said South line of the Railroad right of way in a Southeasterly direction to the point of beginning.

continued.....

Exhibit "A" Continued.....

Section 29: All land lying Northeasterly of the Klamath Falls-Lakeview Highway and Southwesterly of the O.C. & E. Railroad.

SAVING AND EXCEPTING THEREFROM the following: NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> and W<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> lying Southwesterly of the O.C. & E. Railroad, N<sup>1</sup>/<sub>4</sub>N<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>, N<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> all lying Northeasterly of Klamath Falls-Lakeview Highway.

SAVING AND EXCEPTING THEREFROM all the above that portion thereof lying within the right of way of the Oregon-California & Eastern Railroad Company and that portion thereof lying within the right of way of the Klamath Falls-Lakeview Highway.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the \_\_\_\_\_ 10th \_\_\_\_\_ day  
of \_\_\_\_\_ March \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 95 \_\_\_\_\_ at 3:21 \_\_\_\_\_ o'clock \_\_\_\_\_ P \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ M95 \_\_\_\_\_  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 5488 \_\_\_\_\_

FEE\$40.00

By \_\_\_\_\_ Bernetha G. Letsch, County Clerk