



## WARRANTY DEED

Aspen Title Escrow No. 01042452

AFTER RECORDING RETURN TO:  
Real Estate Exchange, Inc.  
888 SE Fifth Avenue, Suite 930  
Portland, OR. 97204

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
c/o Simonsen Trust  
9390 Highway 140 East  
Klamath Falls, OR. 97603

A. L. BRUNER, hereinafter called GRANTOR(S), convey(s) to REAL  
ESTATE EXCHANGE, INC., an Oregon corporation, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

IT IS ALSO THE INTENT OF THIS DEED TO RELEASE DOCUMENT ENTITLED  
"LEASE OF REAL PROPERTY AND OPTION TO PURCHASE" RECORDED JUNE 7,  
1993 IN BOOK M93 AT PAGE 13003, RECORDS OF KLAMATH COUNTY,  
OREGON.

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

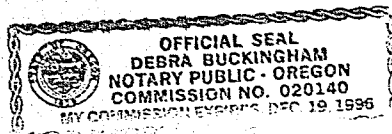
The true and actual consideration for this transfer is  
\$1,450,000.00, as paid by an accommodator pursuant to an IRC  
#1031 exchange.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of April, 1995.

A. L. Bruner  
A. L. BRUNER

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )



The foregoing instrument was acknowledged before me this 27th  
day of April, 1995, by A.L. BRUNER.

Before me: Debra Buckingham  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

12-19-96

## EXHIBIT "A"

A tract of land situated in Sections 2, 3, 9, 10, 11, 15 and 16, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

- Section 2: Government Lot 10 and Government Lot 4, lying Westerly of the mean high water mark of the Klamath River
- Section 3: S 1/2 S 1/2
- Section 9: NE 1/4, E 1/2 NE 1/4 NW 1/4, The East 20 acres of Government Lot 12; The S 1/2, lying Easterly of the mean high water mark of the Klamath River
- Section 10: All of Section 10, lying North and Westerly of the mean high water mark of the Klamath River.
- Section 11: Government Lot 6 and Government Lot 1, lying Northwesternly of the mean high water mark of the Klamath River
- Section 15: All of Section 15, lying North and Westerly of the mean high water mark of the Klamath River
- Section 16: All of Section 16, lying North and Easterly of the mean high water mark of the Klamath River

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
 of May A.D., 19 95 at 10:58 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 11246

FEE \$35.00

By Bernetha G. Letsch County Clerk