



WARRANTY DEED STATE OF OREGON, ss.
County of Klamath

ASPEN TITLE ESCROW NO. 01043011

AFTER RECORDING RETURN TO:
BERNARD L. & RHEA E. SIMONSEN, TRUSTEES
9390 Highway 140 East
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 1st day of May A.D. 19 95
at 10:59 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 11248
Bernetha G. Letsch County Clerk
By Therese Chuday Deputy.
Fee, \$30.00

MANUEL J. BETTENCOURT AND DOLORES M. BETTENCOURT, husband and wife, hereinafter called GRANTOR(S), convey(s) to BERNARD L. SIMONSEN AND RHEA E. SIMONSEN, TRUSTEES OF THE SIMONSEN FAMILY TRUST DATED 3/20/86, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The E 1/2 SE 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908 TAX LOT 5200

"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 \$195,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF REAL ESTATE EXCHANGE, INC., AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 27th day of April, 1995.

Manuel J. Bettencourt
MANUEL J. BETTENCOURT

Dolores M. Bettencourt
DOLORES M. BETTENCOURT

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 27th day of April, 1995, by MANUEL J. BETTENCOURT AND DOLORES M. BETTENCOURT.

Before me: Marlene T. Addington
Notary Public for OREGON
My Commission Expires: 3-22-97

