



WARRANTY DEED

Aspen Title Escrow No. 01043161

AFTER RECORDING RETURN TO:
SIMONSEN FAMILY TRUST
9390 HIGHWAY 140 E
KLAMATH FALLS, OREGON 97603

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
BERNARD L. SIMONSEN AND RHEA E. SIMONSEN, TRUSTEES OF THE
SIMONSEN FAMILY TRUST DATED MARCH 20, 1986, 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.

MB
Res
"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.

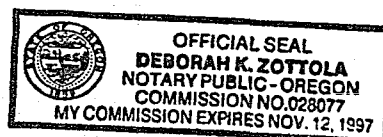
The true and actual consideration for this transfer is
\$75,000.00, as paid by an accommodator pursuant to an IRC
#1031 exchange.

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 1st day of May, 1995.

A. L. Bruner
A. L. BRUNER

STATE OF OREGON)
County of Josephine) ss.



The foregoing instrument was acknowledged before me this 2nd
day of May, 1995, by A.L. BRUNER.

Before me: *Deborah K. Zottola*
Notary Public for Oregon
My Commission Expires: 11-12-97

EXHIBIT "A"

A parcel of land situated in Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod, at the intersection of the mean high water line on the right bank of Klamath River and the centerline of an existing drain canal, from which the brass capped iron pipe marking the corner common to Sections 34 and 35, Township 39 South, Range 8 East of the Willamette Meridian, and Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, bears North 59 degrees 51' 02" West 319.26 feet; thence South 59 degrees 36' 06" West, 803.06 feet along the centerline of said existing drain canal to a point from which a 5/8 inch iron rod on the South bank of said drain canal bears South 37 degrees 09' 39" East 30.21 feet; thence South 37 degrees 09' 39" East 30.21 feet to said 5/8 inch iron rod; thence continuing South 37 degrees 09' 39" East 752.42 feet to a 5/8 inch iron rod; thence North 68 degrees 34' 03" East 405.47 feet to a 5/8 inch iron rod; thence South 58 degrees 32' 07" East 499.93 feet to a 5/8 inch iron rod; thence South 01 degrees 51' 33" East, 449.12 feet to a 5/8 inch iron rod on the Northeasterly bank of an existing drain ditch; thence Southeasterly along the Northeasterly bank of said existing drain ditch as follows: Thence South 87 degrees 03' 54" East 447.50 feet to a 5/8 inch iron rod; thence South 73 degrees 43' 58" East 215.77 feet to a 5/8 inch iron rod; thence South 55 degrees 05' 24" East 297.62 feet to a 5/8 inch iron rod; thence South 28 degrees 39' 12" East 256.72 feet to a 5/8 inch iron rod; thence South 39 degrees 49' 20" East 275.92 feet to a 5/8 inch iron rod; thence South 12 degrees 12' 22" East, 236.87 feet to a 5/8 inch iron rod on an old existing East-West fence line, and on the North boundary of that tract of land described in Book M-66 at Page 3295, Deed Records of Klamath County, Oregon; thence South 89 degrees 17' 47" East 739.09 feet along said East-West fence line to a 5/8 inch iron rod at the same mean high water line on the right bank of Klamath River; thence, upstream, along said mean high water line as follows: Thence North 32 degrees 00' 50" West, 744.92 feet; thence North 36 degrees 22' 46" West, 110.95 feet; thence North 46 degrees 29' 59" West, 435.80 feet; thence North 51 degrees 16' 05" West 527.85 feet; thence North 54 degrees 06' 46" West, 818.63 feet; thence North 03 degrees 21' 52" West 60.01 feet; thence North 82 degrees 35' 19" West, 112.06 feet; thence North 55 degrees 36' 10" West 178.76 feet; thence North 42 degrees 22' 54" West, 699.59 feet to the point of beginning.

CODE 5 & 20 MAP 4008 TL 200
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of May A.D., 19 95 at 3:23 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 11511

FEE \$35.00

By Bernetha G. Vetsch County Clerk