

05-25-95A11:17 RCVD

After recording return to:
Albert B. King
1318 Rosario St.
Davis, CA 95616

ATC #05043242
SPECIAL WARRANTY DEED

AgAMERICA, FCB, successor in interest to Farm Credit Bank of Spokane, Grantor, conveys and specially warrants to Albert B. King, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

The S1/2 SW1/4, Section 9, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to the United States of America by deed recorded August 4, 1930 in Book 91 at Page 553, Deed Records of Klamath County, Oregon.

EXCEPTING that portion lying within the boundaries of USBR 10-D-1 Drain.

ALSO SAVING AND EXCEPTING THEREFROM that portion lying within the boundaries of Demeritt County Road 1168 and Turkey Hill County Road 1167.

The true consideration for this conveyance is \$233,000.00. The execution of this Deed directly to the Grantee named is done at the direction of Tres Equity, Inc. as part of a tax deferred exchange for the benefit of said Grantee.

TOGETHER WITH all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining to the property, including all existing fixtures;

SUBJECT TO any and all matters relating to any irrigation district in which the property is located, including assessments therefor now existing or to be hereafter levied or made; easements, rights of way, and or restrictions of record; and the exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in other deeds of record.

The Grantors, for itself and for its successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors, and not otherwise, that it will forever warrant and defend that said described real estate is free from encumbrances done or suffered by the Grantors.

Hereafter send all tax statements to: Albert B. King, 1318 Rosario St. Davis, CA 95616.

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.

Dated: May 22, 1995

AgAmerica, FCB

By: 

Authorized Agent

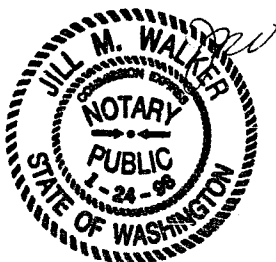
ACKNOWLEDGMENTS CONTINUED ON NEXT PAGE.

STATE OF WASHINGTON)

County of Grant)

)ss

On this 22nd day of May, 1995 before me personally appeared Thayne Rich known to me to be an authorized agent of AgAmerica, FCB that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath state the he was authorized to execute said instrument.



Jill M. Walker
 Notary Public for the State of Washington
 Residing at Moses Lake
 My commission expires 1/24/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
 of May A.D., 19 95 at 11:17 o'clock A M., and duly recorded in Vol. M95,
 of Deeds on Page 13857.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Lynette H. H. H.