

KLAMATH COUNTY TITLE COMPANY

K-47825 / 5363
STATUTORY WARRANTY DEED
(Individual or Corporation)

GEORGE E. THOMPSON AND ALICE J. THOMPSON

conveys and warrants to BETH BEAVER Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT:

SEE EXHIBIT "B"

The true consideration for this conveyance is \$ 500,000.00 (Here comply with the requirements of ORS 93.030*).

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 22nd day of May 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

George E. Thompson
GEORGE E. THOMPSON

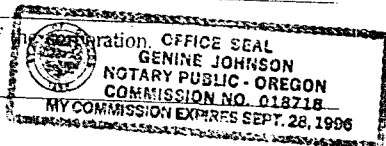
Alice J. Thompson
ALICE J. THOMPSON

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 22nd day of May 19 95
by GEORGE E. THOMPSON AND
ALICE J. THOMPSON

Genine Johnson
Notary Public for Oregon
My commission expires: 9/28/96

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of _____

Genine Johnson
Notary Public for Oregon
My commission expires: _____



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
BETH DEAVER
10610 HILL ROAD
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

BETH DEAVER
10610 HILL ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Beginning at the Southeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 39 South, Range 10 East of the Willamette Meridian; running thence West on the South line of said Section 31 to the West line of Lot 7 of said Section 31; thence North with meander line on the East side of Lost River to a point on said meander line 7 chains and 68 links North of said section line; thence in an Easterly direction to the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence South 20 chains to the place of beginning, being a portion of the S $\frac{1}{4}$ SE $\frac{1}{4}$ and Lot 7, Section 31 in Township 39 South, Range 10 East of the Willamette Meridian.

EXCEPTING therefrom such portions as have been heretofore deeded to the United States of America for canal rights of way.

ALSO EXCEPTING that portion thereof deeded to Great Northern Railway Company for railroad rights of way by deed dated June 10, 1931, recorded June 13, 1931, in Volume 95 on page 454, Deed Records of Klamath County, Oregon.

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, lying Westerly of the right of way for the "G" Canal.

NE $\frac{1}{4}$ NE $\frac{1}{4}$, Lots 7, 8, 9, in Section 6, Township 40 South, Range 10 East of the Willamette Meridian.

SAVING AND EXCEPTING those portions deeded to the United States of America for canal purposes and to Great Northern Railway Company for railroad rights of way.

ALSO SAVING AND EXCEPTING that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 40 S. R. 10 E.W.M., lying East of the "G" Canal.

EXHIBIT "B"

SUBJECT TO:

1. Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

2. Mortgage, including the terms and provisions thereof, executed by Donald B. Sarutski and Agnes Sarutski, husband and wife, to the State of Oregon represented and acting by the Director of Veterans' Affairs, dated October 27, 1978, recorded October 27, 1978, in Volume M-78 page 24328, Mortgage Records of Klamath County, Oregon, to secure the payment of a promissory note dated October 27, 1979 and re-recorded in M-78 on page 27663, records of Klamath County, Oregon, in the amount of \$67,535.00.

3. Mortgage, including the terms and provisions thereof, executed by Donald B. Sarutski and Agnes Sarutski, husband and wife, to Charles Clyde Whitmore, Jr. dated October 27, 1978, in Volume M-78 on page 24328, Mortgage Records of Klamath County, Oregon, to secure the payment of \$152,000.00.

4. Contract of Sale, including the terms and provisions thereof, by and between Donald B. Sarutski and Agnes Sarutski, husband and wife, sellers and George E. Thompson and Alice J. Thompson, husband and wife, buyers, as disclosed by Memorandum of Contract dated November 15, 1979, recorded November 28, 1979, in Volume M-79 on page 27625, Deed Records of Klamath County, Oregon.

By Assignment of Land Sale Contract, recorded August 15, 1990 in M-90 on page 16358, records of Klamath County, Oregon, Donald D. Sarutski and Agnes Sarutski assigned their interest in said Contract to South Valley State Bank.

By Assignment of Land Sale Contract recorded September 4, 1990 in M-90 on page 17695 records of Klamath County, Oregon, South Valley State Bank assigned their interest in said contract to Small Business Administration.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 22nd day
of August A.D., 19 95 at 11:28 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 22541.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Annette Mueller