



## WARRANTY DEED

ASPEN TITLE #05042773

AFTER RECORDING RETURN TO:  
JACK ROOKSTOOL  
4921 HIGHWAY 39  
KLAMATH FALLS, OREGON 97603

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

THOMAS A. AYRES hereinafter called GRANTOR(S), convey(s) to JACK ROOKSTOOL 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.....

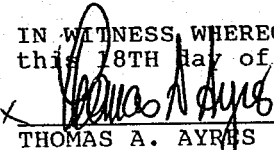
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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, contracts and/or liens for irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

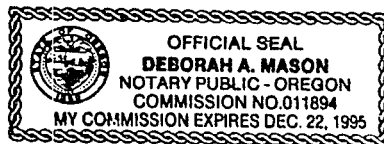
The true and actual consideration for this transfer is \$20,000.00.

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

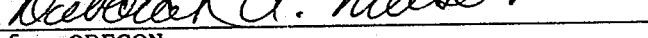
IN WITNESS WHEREOF, the grantor has executed this instrument this 18TH day of April 1995.

  
THOMAS A. AYRES

STATE OF OREGON )  
County of Deschutes ) ss.



The foregoing instrument was acknowledged before me this 11th day of ~~April~~ September 1995, by THOMAS A. AYRES.

Before me:   
Notary Public for OREGON  
My Commission Expires: 12-22-95

## EXHIBIT "A"

A tract of land situated in the S 1/2 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West, along the section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M-78, Page 2313, Klamath County Deed Records, South 89 degrees 51' 42" East 599.83 feet, North 00 degrees 02' 42" West 439.32 feet and South 89 degrees 59' 04" East 132.38 feet; thence South 78 degrees 33' 22" East 185.01 feet to a point on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M-79, Page 7271, Klamath County Deed Records (the Northwest corner of Section 18 bears North 27 degrees 23' 11" West 1983.66 feet); thence North 34 degrees 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36 degrees 48' 59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M-66, Page 1501, Klamath County Deed Records and being the true point of beginning of this description; thence North 71 degrees 02' 48" East 188.77 feet; thence North 18 degrees 57' 12" West 30.00 feet; thence South 88 degrees 56' 17" East 356.31 feet to a point on the boundary of Parcel B of Minor Land Partition No. 80-96; thence along the boundary of said land partition, along the arc of a curve to the left (radius point bears North 85 degrees 29' 00" West 400.00 feet and central angle equals 07 degrees 48' 26") 54.50 feet, North 03 degrees 17' 26" West 155.80 feet and North 89 degrees 59' 04" West 516.69 feet; thence South 293.22 feet to the true point of beginning.

CODE 32 MAP 3910-18BO TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day  
of November A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 30367.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller