

## STATUTORY SPECIAL WARRANTY DEED

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RUSSELL J. WALSH and EDITH G. WALSH, husband and wife, Grantor, conveys and specially warrants to RUSSELL J. WALSH and EDITH G. WALSH, TRUSTEES OF THE WALSH FAMILY TRUST DATED MARCH 27, 1996, Grantee, the real property more particularly described in Exhibit "A" attached hereto, located in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

SUBJECT TO and excepting reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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.

Until a change is requested, all tax statements are to be sent to the following address: 5842 Henley Road, Klamath Falls, Oregon, 97603.  
Dated this 27th day of March, 1996.

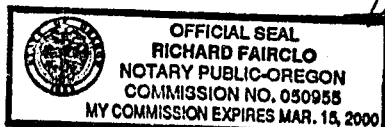
Russell J. Walsh  
STATE OF OREGON

County of Klamath

ss.

Edith G. Walsh

The foregoing instrument was acknowledged before me this 27th day of March, by RUSSELL J. WALSH and EDITH G. WALSH.



Richard Fairclo  
Notary Public for Oregon  
My Commission expires:

STATE OF \_\_\_\_\_: COUNTY OF \_\_\_\_\_: ss.

Filed for record at request of \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_

Bernetha Betsch County Clerk  
By: \_\_\_\_\_

FEE:

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

96 APR -5 AIO:47

(5)

SW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 26, Township 39 S., R. 9 E.W.M., LESS a portion deeded to the City of Klamath Falls, dated February 9, 1955, recorded February 15, 1955, in Volume 272, Page 310, deed records of Klamath County, Oregon, as follows: Beginning at an iron pipe which marks the Southwest 1/16 corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 26, Township 39 S., R. 9 E.W.M., Klamath County, Oregon; thence S. 89°38'15" E., along the southerly line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 26, 18.38 feet to an iron pin; thence S. 21°30'15" E. 1428.85 feet to an iron pin, said pin being on the southerly line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 26; thence N. 89°36'15" W., along said southerly line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said section 26, 554.87 feet to a fence corner post, said post marking the center of said Section 26; thence N. 0°32'45" E., along the westerly line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 26, 1325.67 feet to the point of beginning.

EXHIBIT 'A'

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 5th day  
of April A.D. 19 96 at 10:47 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 9609

Bernetha G. Lersch, County Clerk

By Cheryl Russell

FEE \$35.00