

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

A.L. Bruner, 607 Avenue De Teresa, Grants Pass, OR 97526

RETURN RECORDING TO: A.L. Bruner, 607 Avenue De Teresa, Grants Pass, OR 97526

### WARRANTY DEED

ANN  
PATRICIA ANN MICKA, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto A. L. BRUNER, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A" attached hereto

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee, his heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$320,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of March, 1990.

Patricia Ann Micka

PATRICIA ANN MICKA

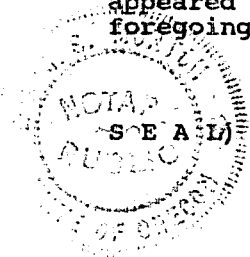
STATE OF OREGON     )  
                                  ) ss.  
County of ~~KUMATIX~~ )  
                                  Wallowa

Before me this 28th day of March, 1990, personally appeared the above-named PATRICIA ANN MICKA, and acknowledged the foregoing instrument to be her voluntary act and deed.

M. S. Mott

Notary Public for Oregon

My Commission Expires: 4-5-90



## EXHIBIT "A"

The S1/2 SE1/4 Section 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and the NE1/4 and E1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County Oregon.

Tax Account No. 4010 02900 00800  
4010 03200 00100

Subject to the printed exception, exclusions and stipulations which are part of said policy, and to the following:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. Easement for ditch, subject to the terms and provisions thereof, as disclosed by deed dated June 11, 1925 and recorded June 17, 1925 in Volume 67, page 170, Deed Records of Klamath County, Oregon.
6. Agreement for use of appurtenant pumping plant, subject to the terms and provisions thereof, contained in deed from William Barks to Clyde H. Barks dated June 11 1925 and recorded June 17, 1925 in Volume 67, page 170, Deed Records of Klamath County, Oregon; from Clyde H. Barks, et ux, to Rufus F. Beasley, et ux, dated January 21, 1939 and recorded February 16, 1929 in Volume 120, page 383, Deed Records of Klamath County, Oregon; and from William Barks to Harry J. Beardsley recorded June 1, 1925 in Volume 68, page 4, Deed Records of Klamath County, Oregon.

Joint Easement Agreement, subject to the terms and provisions thereof:

Dated: October 14, 1983

Recorded: November 18, 1983

Volume: M83, page 19881, Microfilm Records of Klamath County, Oregon

Re-recorded: January 12, 1984

Volume: M84, page 567, Microfilm Records of Klamath

County, Oregon

Between: Robert C. Burleigh and Marjorie H. Burleigh,  
husband and wife and Pinkney W. Beasley and Maria T.  
Beasley, husband and wife.

7. Agreement, subject to the terms and provisions thereof:

Dated: May 28, 1927

Recorded: June 22, 1927

Volume: 75, Page 602, Deed Records of Klamath County,  
Oregon

Between: The United States of America and Harry J.  
Beardsley

For: Delivery of water

8. An easement created by instrument, subject to the terms and provisions thereof,

Dated: April 30, 1962

Recorded: May 15, 1962

Volume: 337, page 420, Deed Records of Klamath County,  
Oregon

In favor of: Pacific Power and Light Company

For: 15' wide pole and wire line across SW 1/4 NE1/4 of  
Section 32

9. An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 5, 1978

Recorded: September 7, 1978

Volume: M78, page 19705, Microfilm Records of Klamath  
County, Oregon

In favor of: Pacific Power and Light Company

For: 175' wide electric transmission line across S1/2  
E1/2 NW1/4 and S1/2 NE1/4 of Section 32

10. Financing statements, if any, on crops growing or to be grown on the premises herein described. (An inquiry has been directed to the Secretary of State to determine if there are financing statements of records and a supplement will follow if any are found.)

No liability is assumed if a financing statement is recorded in the office of the County Recorder covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

11. Subject to high liability approval by Lawyers Title Insurance Company and such additions or deletions as maybe required thereby.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 7th day  
of May A.D., 19 96 at 11:49 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 12996.

FEE \$40.00

Bernetha G. Leisch, County Clerk

By Cheryl Russell