



#01033415
WARRANTY DEED

AFTER RECORDING RETURN TO:
DANIEL P. SOUZA
JUDI E. SOUZA
Rt. 2 box 750
Klamath Falls, Or. 97603

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

ALBERT GRANT AND ELEANOR K. GRANT, husband and wife hereinafter
called GRANTOR(S), convey(s) to DANIEL P. SOUZA AND JUDI E.
SOUZA, husband and wife 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"

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules, regulations
and statutory powers of Klamath Basin Improvement District and
Klamath Irrigation District. 2) Rights of the public in and to
any portion of the herein described premises lying within the
boundaries of roads or highways. 3) As disclosed by the tax
roll, the premises herein described have been zoned or
classified for farm use. At any time that said land is
disqualified for such use, the property may be subject to
additional taxes or penalties and interest. 4) Agreement,
including the terms and provisions thereof recorded June 5, 1940
Book 129 page 495. 5) Easements, including the terms and
provisions thereof recorded August 1, 1942, Book 149, page 82
and October 24, 1942, Book 150, page 510 and October 8, 1980,
Book M80, page 19542. 6) Agreement, including the terms and
provisions thereof recorded June 2, 1944, Book 165, page 473.

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
240,000.00.

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 31st day of May, 1989.

Albert Grant
ALBERT GRANT

Eleanor K. Grant
ELEANOR K. GRANT

STATE OF OREGON, County of Klamath

June 1, 1989



Personally appeared the above named ALBERT GRANT AND ELEANOR K.
GRANT and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: W. Lawrence J. Aldington
Notary Public for Oregon

MY COMMISSION EXPIRES: March 22, 1993

'89 JUN 2 11 10 59

EXHIBIT "A"

PARCEL 1:

That portion of the NE 1/4 lying Westerly of the F Canal, and that portion of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East line of the NE 1/4 NW 1/4 of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11 1/2 East of the Willamette Meridian,; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning, in the NE 1/4 NW 1/4 of said Section 32.

AND that portion of the N 1/2 of NW 1/4 of Section 33, lying Westerly of the F Canal, all in Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM that portion conveyed to the U.S. by Deed recorded in Book 37 at Page 590, Deed Records of Klamath County, Oregon.

PARCEL 2:

That portion of the N 1/2 NW 1/4 of Section 33 and that portion of the NE 1/4 of Section 32 lying Easterly of the F Canal in Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 236 MAP 3911-V3200 TL 100 KEY #617005
CODE 233 & 236 MAP 3911-V3200 TL 200 KEY #616998
CODE 236 MAP 3911-V3300 TL 200 KEY #617023
CODE 236 MAP 3911-V3300 TL 300 KEY #617014

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspin Title Co. the 2nd day
of June A.D. 19 89 at 10:59 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 9723
By Evelyn Biehn County Clerk
By Danah S. Anderson

FEE \$13.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day
of June A.D. 19 96 at 9:15 o'clock A.M., and duly recorded in Vol. M96
of County Lien Docket on Page 17734

FEE \$15.00

By Bernetha G. Latsch County Clerk
By Lynette M. Taylor