

KLAMATH COUNTY TITLE COMPANY

20823

Vol. 1796 Page 19811

K-49(04-D

STATUTORY WARRANTY DEED (Individual or Corporation)

TRI COUNTY AG SERVICES, INC., an Oregon corporation

conveys and warrants to JOHN CROWELL, Grantor,

the following described real property in the County of Klamath and State of Oregon, Grantee,

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY
SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: 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.

The true consideration for this conveyance is: CLEAR TITLE (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 LITIGATIONS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 1st day of July 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

TRI COUNTY AG SERVICES, INC.

BY: Alfred A. Herman, President

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 2nd day of July 19 96
by Alfred A. Herman, President and
by _____
of Tri County Ag Services, Inc.
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: 12-19-96

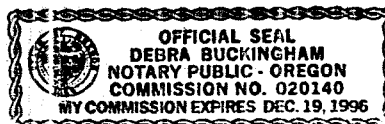
THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN CROWELL
P.O. BOX G
MERRILL, OREGON 97633

NAME, ADDRESS, ZIP

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



19812

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the NE1/4 of Section 2, Township 41 South, Range 10 E.W.M., Klamath County, Oregon, consisting of that portion of Lots 9, 14, 15 and 16 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said portion lying South of the Burlington Railroad right of way and being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 16, from which the Northeast Corner of Lot 4 of Block 1 of HODGES ADDITION to the Town of Merrill, Oregon, a subdivision recorded in Klamath County, bears S19°49'09"W, 43.33 feet; thence N00°26'10"W on the West Lines of said Lot 16 and Lot 9, 437.41 feet to a point on the South Line of said Burlington Railroad right of way; thence southeasterly on said South right of way line on the arc of a 2889.79 foot radius curve to the left, 812.49 feet (delta=16°06'33") to a point on the South Line of said Lot 14; thence S89°46'46"W on the South Line of said Lots 14, 15 and 16, 679.87 feet to the point of beginning

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day
of July A.D., 1996 at 11:21 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 19811

FEE \$35.00

By Bernetha G. Letsch, County Clerk

K-49004