

21526

WTC38419LW

WARRANTY DEED

Vol. m96 Page 21346

DONALD MARC NELSON,

Grantor(s) hereby grant, bargain, sell and convey to:

RICHARD G. HODDER AND SHIRLEY L. HODDER, HUSBAND AND WIFE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8226 SE. Langell Valley Road, Bonanza, OR 97623

Dated this 27 day of June 1996

Donald Marc Nelson
DONALD MARC NELSON

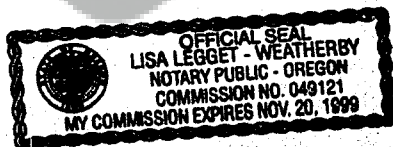
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

June 2719 96COUNTY OF KLAMATH

Personally appeared the above named _____

DONALD MARC NELSONand acknowledged the foregoing instrument to be HIS voluntary act.

(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38419-LW

Return to:

RICHARD G. HODDER8226 SE. LANGELL VALLEY ROADBONANZA, OR 97623

21347

EXHIBIT "A"
LEGAL DESCRIPTION

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon;

PARCEL 1:

Section 28:

That portion of the W1/2 SW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.

PARCEL 2:

Section 33:

All that portion of NW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.

TOGETHER WITH AN EASEMENT APPURTENANT benefiting the above described real property which easement is for the maintenance, use and repair of irrigation ditches, which easement is 20 feet in width lying Westerly of and adjacent to the East line of the NW1/4 of said Section 33 and running from the Northerly line of the county road North to the L.V.I.D. main canal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 17th day
of July A.D., 19 96 at 2:37 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 21346.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]