

23836

'96 AUG 26 P3:49



Vol. 196 Page 26398

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045061

AFTER RECORDING RETURN TO:

Mr. William C. Knudtsen

P.O. Box 207
Austin, NV 89310

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

JOHN L. PERRY and DONNA S. PERRY, husband and wife, hereinafter called GRANTOR(S), convey(s) to WILLIAM C. KNUDTSEN, 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" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, and contracts for drainage and/or irrigation rights, if any, and apparent upon the land,

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 \$475,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF STARKER SERVICES, INC. AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 24th day of August, 1996.

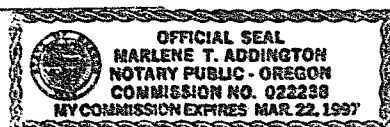
John L. Perry
 JOHN L. PERRY

Donna S. Perry
 DONNA S. PERRY

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 26th day of August, 1996, by John L. Perry and Donna S. Perry.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 1997



26399

EXHIBIT "A"

Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Section 34: W 1/2 SW 1/4

Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Section 3: Lot 3 (NE 1/4 NW 1/4), SE 1/4 NW 1/4, SW 1/4

Section 4: SE 1/4

Section 10: W 1/2 NW 1/4, (Lots 4, 5, 12, 13)

CODE 8 MAP 3512-3400 TL 900

CODE 8 MAP 3612 TL 3200

CODE 8 MAP 3612-300 TL 200

CODE 8 MAP 3612-300 TL 600

CODE 8 MAP 3612-400 TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of August A.D., 19 96 at 3:49 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 26398.

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]