

36251

97 APR 17 P3:33

Vol. 1197 Page 11652

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045784

AFTER RECORDING RETURN TO:
FRED G. BROWN8200 Snow Flat Rd.
Bonanza, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBILL G. PRATER and VIDA PRATER, husband and wife, hereinafter
called GRANTOR(S), convey(s) to FRED G. BROWN, 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." T-60and 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, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, AND, Contract, including
the terms and provisions thereof, in favor of The State of
Oregon, by and through the Director of Veterans' Affairs, dated
September 21, 1989 and recorded September 22, 1989 in Book
M-89, Page 17959, Microfilm Records, Klamath County, Oregon,
which Contract the Grantee herein DOES NOT agree to assume and
pay and Grantors hereby hold Grantee harmless therefrom.,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
\$325,000.00.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 11th day of April, 1997.Bill G. Prater
BILL G. PRATERVida Prater
VIDA PRATER

STATE OF OREGON, County of Klamath)ss.

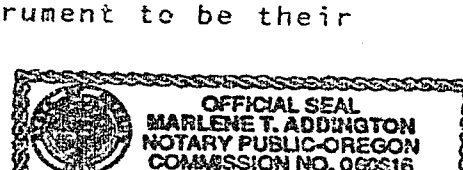
On April 17, 1997, personally appeared BILL G. PRATER and VIDA
PRATER, who acknowledged the foregoing instrument to be their
voluntary act and deed.Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

EXHIBIT "A"

All of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0 degrees 19 3/4' East 55.0 feet to an iron pin; thence North 45 degrees 18 3/4' West 77.8 feet to an iron pin; thence North 89 degrees 40 1/4' East 55.0 feet, more or less, to the point of beginning.

All of Lots 11, 20, 21, 28, 29 and 38, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 313 at Page 627, Deed Records of Klamath County, Oregon:

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 55 3/4' West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0 degrees 25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South 89 degrees 55 3/4' West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0 degrees 55 3/4' West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE 1/6 corner of said Section 31); thence North 0 degrees 25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner on the East-West centerline of said Section 31); thence North 0 degrees 19 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0 degrees 19 3/4' West 55.0 feet distant; thence South 13 degrees 14 1/2' East, 3955.5 feet, more or less, to the true point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

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Government Lots 20, 21, 28 and 29, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT the Northerly 190 feet of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian.

CODE 138 MAP 3507-3100 TL 300
CODE 118 MAP 3507-3100 TL 1500
CODE 118 MAP 3507-3100 TL 1600
CODE 118 MAP 3507-3200 TL 1800
CODE 118 MAP 3507-3200 TL 1900

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of April A.D., 19 97 at 3:33 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 11652

FEE \$40.00

Bernetha G. Letsch, County Clerk

by Kathleen Rose