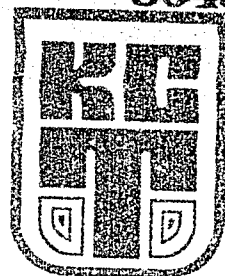


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36496



KLAMATH COUNTY TITLE COMPANY

Vol. 1197 Page 12253

K-50491-D

STATUTORY WARRANTY DEED  
(Individual or Corporation)

BONNIE R. MEINZINGER, who took title as BONNIE R. APPLEBAKER

conveys and warrants to JOHN WESLEY COOPER AND CATHERINE COOPER, not as tenants in  
common, but with rights of survivorship . 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.....

97 APR 22 P2:56

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 \$ 195,000.00 (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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 21st day of April 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*Bonnie R. Meinzinger*  
BONNIE R. MEINZINGER

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 22nd day of April 19 97  
by Bonnie R. Meinzinger

*Debra Buckingham*  
Notary Public for Oregon  
My commission expires: 12-19-2000

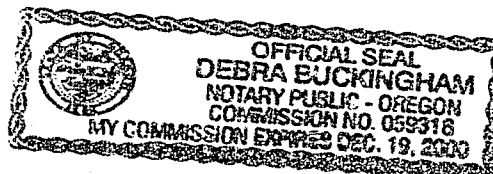
After recording return to:  
JOHN WESLEY AND CATHERINE COOPER  
9425 DEHLINGER ROAD  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS LISTED ABOVE

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of )ss.  
The foregoing instrument was acknowledged before me  
this day of 19  
by and  
by  
of  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE



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SAME, ADDRESS, ZIP



## DESCRIPTION OF PROPERTY

A tract of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the most Northwesterly corner of tract of real property which corner lies at the intersection of the Easterly right of way boundary of the Burlington Northern Inc. Railroad and the Easterly right of way boundary of the U.S. G-1 Lateral irrigation canal; thence along said irrigation canal right of way boundary North 41°29'30" East 383.44 feet, and North 78°16' East 311.64 feet to a 1/2 inch galvanized iron pipe marking the true point of beginning this description; thence continuing along above said canal right of way boundary North 35°58' East 478.25 feet, more or less, to the Southerly right of way boundary of U.S.G. Canal; thence along said boundary South 56°23'30" East, 223.80 feet, South 58°36' East 366.50 feet and South 86°24' East, 317.60 feet to a 1/2 inch galvanized iron pipe in alignment with an existing North-South fence line; thence along said fence alignment South 5°55'30" West 1098.40 feet and South 0°48'30" East 72.20 feet, more or less, to a point on the North boundary extended to that parcel of real property described and recorded in M-70 on page 9929, of Deed Records of Klamath County, Oregon, and distant 60.45 feet from the Northeast corner thereof; thence South 83°01'45" West along said boundary and boundary extended a distance of 992.05 feet, more or less, to a 1/2 inch galvanized iron pipe which is distant 153.70 feet Easterly from the most Northwesterly corner of aforesaid parcel of real property; thence North 1232.84 feet to the true point of beginning.

TOGETHER WITH the following described real property in Klamath County, Oregon; A tract of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of the NW 1/4 SE 1/4 of said Section 5; thence North along the center line of Section 5 to the Southerly right of way of the G Canal as now located; thence Northwesterly along the Southerly line of the G Canal to a point that is South 56°23'30" East 223.80 feet, South 58°36' East 366.50 feet; and South 86°24' East 317.60 feet from its intersection with the Southeasterly right of way line of the G-1 Lateral; thence South 5°55'30" West 1098.40 feet; thence South 0°48'30" East 72.20 feet to the true point of beginning; thence South 83°01'45" West 60.45 feet; thence South 0°48'30" East 923.30 feet to the South line of Section 5; thence East along said South line 60.45 feet; thence North 923 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM: A parcel of land, containing 12.07 acres, more or less, situated in the Southwest one-quarter of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 1/2 inch iron pipe from which the Southwest corner of Section 5 bears South 00°48'30" East 930.62 feet and West 1505.30 feet; thence South 83°01'45" West 931.70 feet to a 1/2 inch iron pipe; thence North 556.39 feet to a 1/2 inch rebar; thence North 83°01'45" East 980.72 feet to a 1/2 inch rebar; thence South 5°55'30" West 482.72 feet to a 1/2 inch rebar; thence South 00°48'30" East 82.18 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the Dehlinger Lane right of way.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day of April A.D., 19 97 at 2:56 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 12253.

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kathleen Ross