

97 JUN -2 10 29



525 Main Street
Klamath Falls, Oregon 97601
(503) 884-5137

ATC #04046304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF FULL RECONVEYANCE

The undersigned as Trustee or Successor Trustee under that certain Trust Deed described as follows:

Dated : May 1, 1995 Recorded : May 11, 1995
 Fee Number : 99854 Book : M95 Page : 12264
 County Of : Klamath
 State Of : Oregon
 Trustor : Greg T. Rice and Minda A. Rice
 Trustee : ASPEN TITLE & ESCROW, INC.
 Beneficiary : Klamath Public Employees Federal Credit Union

having received from the Beneficiary under said Trust Deed, a written request to reconvey, reciting that the obligations secured by the Trust Deed have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee(s) under said Deed of Trust.

Date : June 2, 1997

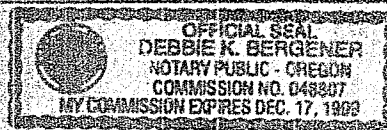
ASPEN TITLE & ESCROW, INC.

State Of Oregon

County Of Klamath

ss

June 2, 1997



Personally appeared Andrew A. Patterson, who being duly sworn did say that he is the Assistant Secretary of Aspen Title & Escrow, Inc., a Corporation and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and he acknowledged said instrument to be its voluntary act and deed.

AND WHEN RECORDED MAIL TO

Klamath Public Employees
Federal Credit Union
3737 Shasta Way
Klamath Falls, Or. 97603

Before Me:

Debbie K. Bergener
Notary Public for Oregon
My Commission Expires: 12/17/99

(Seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
 of June A.D., 19 97 at 10:29 o'clock A. M., and duly recorded in Vol. M97
 of Mortgages on Page 16719

FEE \$10.00

By Bernetha G. Leitch, County Clerk
Kathleen Reed

(Don't use this space reserved for recording label in situations where used.)

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as filing fee number _____. Rec- ord of Deeds of said County.
Witness my hand and seal of County affixed.

MAIL TAX STATEMENTS TO:

Joe McAuliffe Co.
PO Box 456
Fort Klamath, OR 97626

K-50572
WARRANTY DEED

AMBROSE W. MCAULIFFE and SUSAN MCAULIFFE, husband and wife,

GRANTOR, conveys and warrants to

JOE MCAULIFFE CO., an Oregon corporation,

GRANTEE, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

The following described real property situated in Klamath County, Oregon:

PARCELS: That portion of Section 17, Township 33 South, Range 7 1/2 East of the Willamette Meridian, described as follows: Beginning at a stone marking the corner common to Sections 8, 9, 16 and 17, Township 33 South, Range 7 1/2 East of the Willamette Meridian, thence West along the section line, a distance of 9.78 chains, more or less, to the center of a stream channel known as Anna Creek Slough; thence Southeast along the center of the channel of said Anna Creek Slough to a point on the line between said Sections 16 and 17, which is 5.6 chains, more or less, South of the above named section corner; thence North 5.6 chains to the point of beginning, being that portion of the NE 1/4 NW 1/4 of Section 17, Township 33 South Range 7 1/2 East of the Willamette Meridian lying Northeast of Anna Creek Slough.

Lots 1 and 2, the NW 1/4 SE 1/4, the E 1/4 NW 1/4, the NE 1/4 SW 1/4 of Section 16, and the W 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 15, LESS that portion described as follows: Beginning at a point on the line between Sections 16 and 17, Township 33 South Range 7 1/2 East of the Willamette Meridian where a stream known as Anna Creek Slough crosses said section line, and which point is 5.6 chains, more or less, South of the corner of Sections 8, 9, 16 and 17 of said Township and Range; thence South along the section line between said Sections 16 and 17, a distance of 56.25 chains, more or less, to the Northwest corner of the SW 1/4 SW 1/4 of Section 16; thence East along the North line of the SW 1/4 SW 1/4 of Section 16, a distance of 14.12 chains, more or

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. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) \$2,854,000.00

Acu. 2
Inde.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,854,000.00.

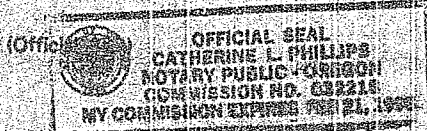
In construing this deed and where the context so requires, the singular includes the plural.

Dated this 21 day of May, 1997

Ambrose W. McAuliffe
Ambrose W. McAuliffe

Susan McAuliffe
Susan McAuliffe

STATE OF OREGON, County of Klamath) ss. MAY 29, 1997
Personally appeared the above named Ambrose W. McAuliffe and Susan McAuliffe,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Catherine L. Phillips
Notary Public for Oregon
My commission expires 2/21/98

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knipps
Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7718

less, to the center of the channel of Anna Creek Slough; thence Northwesterly along the center of said channel to the point of beginning; being that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, lying Southwesterly from the Anna Creek Slough.

PARCEL 2: The SW $\frac{1}{4}$ of Section 21, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16; NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, SAVING AND EXCEPTING two acres, more or less, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows: Commencing at the Southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; then North a distance of 418 feet; thence West a distance of 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7 by Deed recorded March 12, 1888 in Volume 3 at page 497, of Klamath County, Oregon, Deed records. ALSO EXCEPTING THEREFROM a strip of land 400 feet in width off the East side of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 21, AND EXCEPTING a parcel described as: Beginning at a point 1180 feet North of the Southeast corner of the NE $\frac{1}{4}$ of Section 21, Township 33 South, Range 7 $\frac{1}{2}$ East, Willamette Meridian; thence West 175 feet; thence North 110 feet; thence East 175 feet; thence South 110 feet to the point of beginning. AND EXCEPTING a parcel described as: Beginning at a point 1180 feet North of and 175 feet West of the Southeast corner of the NE $\frac{1}{4}$ of Section 21, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian; thence running West 200.5 feet; thence North 110 feet; thence East 200.5 feet; then South 110 feet to the beginning.

Saving and excepting any portion lying in Nicholson Rd.

PARCEL 3: Two acres more or less in Lot 4, Section 16, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Southwest corner of said Lot 4; thence East a distance of 210 feet; thence North a distance of 420 feet; thence West 210 feet; thence South 420 feet to the place of beginning, being the same property deeded to the Directors of School District No. 7 by Deed recorded March 12, 1888 in Volume 3 page 495, Deed records of Klamath County, Oregon.

and

Two acres, more or less, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North a distance of 418 feet; thence West a distance 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7, recorded March 12, 1888, in Volume 3 page 497, Deed records of Klamath County, Oregon.

Saving and Excepting any portion lying in Nicholson Rd.

SUBJECT TO: Terms and conditions of special assessments as to use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed which obligation BUYER assumes and agrees to pay and perform; rights of the public in and to any portion lying within the boundaries of public roads and highways; and any existing rights of way or easements of record or apparent thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 2nd day
of June A.D. 19 27 at 1:08 o'clock A.M. and duly recorded in Vol. M97
of Deeds on Page 16720

FEE \$35.00

By Bernetha G. Lessch, County Clerk
Kathleen Rose