

KLAMATH COUNTY TITLE COMPANY

K-50575-D

STATUTORY WARRANTY DEED
(Individual or Corporation)

JAMES C. LISTON AND SILVEY JEAN LISTON, aka JAMES LISTON AND SILVIE LISTON, Grantor,
conveys and warrants to ALLEN A. TIMMS AND GENEVIEVE W. TIMMS, husband and wife, Grantee,
the following described real property in the County of Klamath and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS
THOUGH FULLY SET FORTH HEREIN.....

97 JUN -5 P2:17

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 \$ 448,087.50 (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 28th day of May 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

James C. Liston
JAMES C. LISTON

Silvey Jean Liston
SILVEY JEAN LISTON

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 2nd day of June 19 97
by James C. Liston and
Silvey Jean Liston

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.

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

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ALLEN A. & GENEVIEVE W. TIMMS
2220 KINCAIRD RD.
WILLIAMS, OREGON 97544

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP

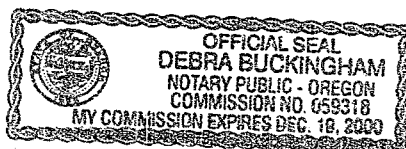


EXHIBIT 'A'

PARCEL 1:

W $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ LESS the North 6.66 chains thereof, all in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

All that portion of Lots 1, 2, 3, and 4 lying Northerly of the Langell Valley Market Road, EXCEPTING THEREFROM the following described parcel of land: Beginning at the Northeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ (also described as Lot 1) of Section 5; thence West 1090.3 feet; thence South 27°57' East 104 feet; thence South 41°27' East 319 feet; thence South 18°59' East 528.7 feet; thence South 0°01' West 482 feet, more or less, to the South boundary line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence East 662 feet, more or less, to the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence North 1,316 feet, more or less, to the point of beginning, all being in Section 5, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property portions thereof conveyed to the United States of America for ditches and laterals.

FURTHER EXCEPTING the following: A parcel of land situated in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, in the centerline of Teare Road, from which point a 1 $\frac{1}{2}$ inch iron axle bears North 89°37'50" East 30.00 feet distant; thence South along the centerline of Teare Road, a County Road, 3969.40 feet to the True Point of Beginning for this description; thence continuing along the centerline of Teare Road South 1322.53 feet, thence, leaving said road centerline, South 89°57'10" East 30.00 feet to an iron pin in the easterly right of way fence; thence continuing South 89°57'10" East 628.74 feet to an iron pin; thence North 1322.53 feet to an iron pin; thence North 89°57'10" West 628.74 feet to an iron pin in the easterly road right of way fence; thence continuing North 89°57'10" West 30.00 feet to the True Point of Beginning.

PARCEL 2:

SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northwest of Langell Valley Irrigation District Drainage Ditch; and all of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of Lost River, in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

17273

That portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which lies West of Lost River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title
of _____ June _____ A.D., 19 97 at _____ 2:17 o'clock _____ P. M., and duly recorded in Vol. _____ M97
of _____ Deeds _____ on Page _____ 17271.

FEE \$40.00

By _____ Bernetha G. Letsch, County Clerk
Kittling R 1021