

WHEN RECORDED MAIL TO:

GIACOMINI & KNEIPS
706 MAIN STREET
KLAMATH FALLS, OR 97601

MAIL TAX STATEMENTS TO:

AMBROSE W. McAULIFFE
SUSAN J. McAULIFFE
PO BOX 456
FORT KLAMATH, OR 97626

STATE OF OREGON)
County of) ss.

I certify that the within instrument was received for record on the
17th day of July, 19 97, at 10:36
o'clock A. M., and recorded in book M97 on
page 22525, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch,
County Clerk, Title
By Kathleen Rosen Deputy

Fee: \$30.00

K-50816
WARRANTY DEED

THELMA SUE OWENS, who took title as Thelma Sue Owens, individually and dba J. P. CATTLE CO., a woman dealing with her own property.

GRANTOR, conveys and warrants to

AMBROSE W. McAULIFFE and SUSAN J. McAULIFFE,
husband and wife, not as tenants by the entirety, but as tenants in common

GRANTEE, the following described real property, together with all tenements, hereditaments, and appurtenances thereto situate in
Klamath County, State of Oregon, free of encumbrances, except as specifically set forth below:

Township 33 South, Range 7½ East of the Willamette Meridian;
Section 28: S1/2
[Assessor Account Number 3307-V-5400]

EXCEPTIONS TO TITLE:

1. 1997-98 Klamath County real property taxes, now a lien but not yet payable.
2. Terms and conditions of special assessment as farm 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;
3. Rights of way of record and apparent thereon.
4. Agreement dated November 19, 1952, between Lloyd G. Nicholson and Dorothy Mae Nicholson, his wife, J. Emmitt Sisemore, L. Orth Sisemore, and Elizabeth Sisemore, his wife, Joseph Christopher McAuliffe, and Lenore Codd McAuliffe, his wife, Ira F. Orem and Marie Orem, his wife, and Loren Miller Co., a corporation, First Parties, and J. P. McAuliffe and Nora McAuliffe, husband and wife, Second Parties, recorded January 17, 1953, in Vol. 358, Page 595, Deed Records of Klamath County, Oregon in which Second Parties shall have the perpetual right and easement along with First Parties to use a ditch known as the Melhase Ditch for the purposes of conducting irrigation water to Second Parties' lands.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$640,000.00. Paid by an accommodator pursuant to an IRC §1031 Exchange.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated: 7-14-97

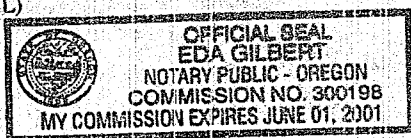
Thelma Sue Owens

STATE OF OREGON)
COUNTY OF KLAMATH) ss

July 14, 1997

Personally appeared the above named Thelma Sue Owens and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me

Eda Gilbert
Notary Public

My Commission expires: 6-1-2001

MAIL TAX STATEMENTS AS DIRECTED ABOVE