

AFTER RECORDING, RETURN TO:

SEND TAX STATEMENTS TO: Mike Russell  
Donna Russell  
11010 Yonna Loop Road  
Bonanza OR 97623

MTC 44443-KA

SPECIAL WARRANTY DEED

AGRICULTURAL RESOURCES, an Oregon Limited Partnership, Grantor, conveys and specially warrants to MIKE RUSSELL and DONNA RUSSELL, husband and wife, Grantees, the real property described on Exhibit A attached hereto and incorporated herein by this reference, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein.

The subject property is conveyed subject to easements and rights of way of record and those apparent on the land, and deferred real property taxes and assessments arising from the special assessment of the property as Farm Use Land which may become due and payable if the land is disqualified from special assessment in the future.

The true consideration paid for this transfer is \$100,000.

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.

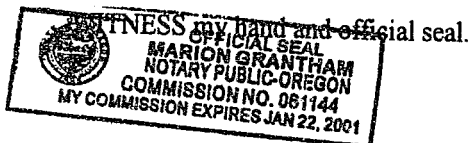
Dated this 11 day of June, 1998.

AGRICULTURAL RESOURCES,  
an Oregon Limited Partnership)

By: Robert D. Murie  
Robert D. Murie, General Partner

STATE OF OREGON, County of Klamath) ss.

Personally appeared Robert D. Murie and acknowledged that he executed the foregoing instrument as General Partner of Agricultural Resources, an Oregon Limited Partnership.



Marion Grantham  
Signature of Notary  
My Commission Expires: 1/22/01

**TRU SURVEYING, INC. LINE**

TELEPHONE (541) 884-3891  
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

JANUARY 16, 1998  
LEGAL DESCRIPTION FOR  
PROPERTY LINE ADJUSTMENT 38-97

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF "MINOR LAND PARTITION 15-90", SITUATED IN THE W1/2 E1/2 AND THE NE1/4 NW1/4 OF SECTION 36, T37S, R11 1/2EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE N89°05'03"E 1323.78 FEET TO THE E 1/16 CORNER COMMON TO SECTIONS 25 AND 36 AND THE WEST LINE OF THAT TRACT OF LAND OWNED BY MIKE AND DONNA RUSSELL; THENCE S00°21'57"W, ALONG THE SAID TRACT OF LAND, 1320.15 FEET TO A FENCE CORNER; THENCE THE FOLLOWING COURSES AND DISTANCES GENERALLY ALONG AN EXISTING FENCE LINE; S88°49'15"W 114.29 FEET, S00°14'09"E 1318.34 FEET, S00°05'02"E 962.47 FEET AND S89°25'11"W 1132.76 FEET; THENCE S89°25'11"W, TO A POINT ON THE CENTER LINE OF SQUAW FLAT ROAD AND ON THE WEST BOUNDARY LINE OF SAID PARCEL 2, 26.9 FEET MORE OR LESS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID BOUNDARY; N00°10'06"W 2732.58 FEET, ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 1909.86 FEET AND CENTRAL ANGLE EQUALS 05°00'00") 166.67 FEET, N05°10'06"W 546.22 FEET AND ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 954.93 FEET AND CENTRAL ANGLE EQUALS 09°09'08") 152.54 FEET, N89°05'03"W 42.65 FEET TO THE POINT OF BEGINNING, CONTAINING 100.1 ACRES, WITH BEARINGS BASED ON "MINOR LAND PARTITION 15-90".

SUBJECT TO: A 20 FOOT WIDE IRRIGATION EASEMENT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND, FROM WHICH THE SOUTHEAST CORNER OF SAID TRACT OF LAND BEARS N89°25'11"E 587.87 FEET; THENCE N31°11'49"E 1132.14 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE SAID TRACT OF LAND.

SUBJECT TO: AN EASEMENT FOR AGRICULTURAL RESOURCES TO USE EXISTING DRAINAGE FACILITIES AS SHOWN ON EXHIBIT A OF THIS DESCRIPTION.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 25, 1990  
DENNIS A. ENSOR  
2442

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442

EXPIRES 12/31/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day  
of July A.D., 19 98 at 11:05 o'clock A.M., and duly recorded in Vol. M98  
of Deeds on Page 23842

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
*Kathleen Rosa*