



61798

98 JUL -9 P3:14

Vol. 1748 Page 24357

STATUTORY WARRANTY DEED

ROBERT F. BROWN

conveys and warrants to TERRY MARIE BENGARD, A MARRIED WOMAN AS HER SOLE AND SEPARATE ^{Grantor}
PROPERTY SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE ^{Grantee}
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: 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.

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 consideration for this conveyance is \$ 1,802,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of JUNE 19 98

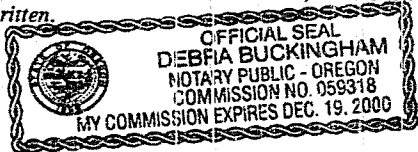
Robert F. Brown
ROBERT F. BROWN

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 29TH day of JUNE, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT F. BROWN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debby Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K51816
Escrow No. K51815D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TOM D. BENGARD

P.O. BOX 80090

SALINAS, CA 93912

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

TOM D. BENGARD

P.O. BOX 80090

SALINAS, CA 93912

Name, Address, Zip

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Township 34 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon,

A piece or parcel of land situated in Sections 5, 8, 16, 17, 20 and 21, and being more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal as the same is now located and constructed, with the line marking the Westerly boundary of the said Section 5, Township 34 South, Range 7 ½ East of the Willamette Meridian, and from which point the Southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established by Norman D. Price, U.S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears South 83°59' West, 5310.1 feet distant, and running; thence downstream along the said center line of Seven Mile Canal South 61°35 ½ ' East 861.2 feet; thence South 31°46 ½ ' East 2306.4 feet; thence South 34°25 ½ ' East 1252.4 feet; thence South 32°27 ½ ' East 2101.8 feet; thence South 41°02 ½ ' East 8802.1 feet, more or less, to the intersection of the said center line of Seven Mile Canal, with a line which is parallel with and 70.0 feet at right angles Southeasterly from the center line of the Dixon and McQuiston Levee, as the same is now located and constructed; thence leaving the center line of Seven Mile Canal and following the said line parallel with the said Dixon and McQuiston Levee South 44°40' West 6437.9 feet, more or less, to its intersection with the Southerly boundary of the said Section 20, Township 34 South, Range 7 ½ East of the Willamette Meridian; thence Westerly along the Southerly boundary of said Section 20, 4905.3 feet, more or less, to the Southwesterly corner of the said Section 20, Township 34 South, Range 7 ½ East of the Willamette Meridian; thence North along the Westerly boundary of the said Sections 20, 17, 8 and 5, Township 34 South, Range 7 ½ East of the Willamette Meridian, 16,570.6 feet, more or less, to the said point of beginning.

EXCEPTING THEREFROM that portion conveyed to D'Arney Bros., a Co-partnership, by deed recorded in Volume 331 at page 367, Deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Byron W. Bacchi, et ux., and Henry Francis Bacchi, et ux., by Deed recorded in Volume 350 at page 675, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of FIRST AMERICAN TITLE the 9TH day
of JULY A.D., 19 98 at 3:14 o'clock P. M., and duly recorded in Vol. M98
of DEEDS on Page 24357

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch