

Title Order No. 130999-AG

Escrow No. 130999-AG

After recording return to:

C. Gordon Aggers

2815 Manor Drive

Springfield, OR 97477

Name, Address, Zip

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

C. Gordon Aggers

2815 Manor Drive

Springfield, OR 97477

Name, Address, Zip

This space reserved for recorder's use

ATC 04048076

STATUTORY WARRANTY DEED

Harold Rowland Primrose, Emmadell Primrose, Robert Alan Wilson, Ronna Lee Wilson and Harold Alan Primrose, Grantor, conveys and warrants to C. Gordon Aggers and Jane A. Aggers, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

The N 1/2 S 1/2 E 1/2 E 1/2 SE 1/4 NE 1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Lot No. 2508-1000-1000; Serial No. 160462

This property is free from encumbrances, EXCEPT: Those Exceptions as set out on Exhibit "A".

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 \$39,900.00.
(93.030)

(Here comply with the requirements of ORS

Dated this 20th day of November, 19 98.

Harold Rowland Primrose
Harold Rowland Primrose

Emmadell Primrose
Emmadell Primrose

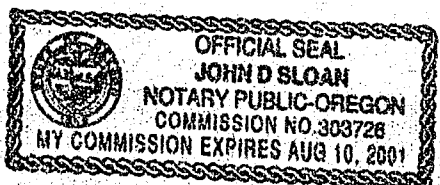
Robert Allen Wilson
Robert Alan Wilson

Ronna Lee Wilson
Ronna Lee Wilson

Harold Alan Primrose
Harold Alan Primrose

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on November 20th, 1998,
by John D. Sloan



John D. Sloan
Notary Public for Oregon
My commission expires Aug. 10 2001

EXHIBIT "A"

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

This property lies within and is subject to the levies and assessments of the Fire Patrol District.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Subject to reservations of gas, oil and mineral rights in and on said premises, as disclosed by Deed:

Recorded: May 4, 1965
Book: 361
Page: 229

As modified by Deed:

Recorded: June 14, 1965
Book: 362
Page: 280

Subject to a 10 foot wide easement along the entire North boundary for mutual roadway and all other roadway purposes, as disclosed by Deed:

Recorded: June 10, 1975
Book: M-75
Page: 6467

Possible lack of access to and from said land. Our examination of the subject property does not disclose access to a public street or way. If an appurtenant easement over adjoining property is to be insured, an additional charge will be made.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of November A.D., 19 98 at 11:43 o'clock A. M., and duly recorded in Vol. 498
of Deeds on Page 43499

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose