



After recording return to:

EARL F. FERNLUND

7711 HIGHWAY 66

KLAMATH FALLS, OR 97601

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

EARL F. FERNLUND

7711 HIGHWAY 66

KLAMATH FALLS, OR 97601

Escrow No. K53826B

Title No. K-53826-B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol 1799 Page 14366

STATUTORY WARRANTY DEED

DARON S. NEWMAN and QUINCY NEWMAN, Grantor, conveys and warrants to EARL F. FERNLUND AND CAROLYN L. FERNLUND, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE 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 AND Contract of Sale, including the terms and provisions thereof, recorded December 3, 1992 in Book M-92, Page 28656, Mortgage Records of Klamath County, Oregon, in favor of William M. Bond, Marie Bond and Robert T. Bond, which Contract of Sale the Grantees herein DO NOT agree to assume and pay and Grantors hereby hold Grantees harmless therefrom, and Grantors herein warrant that this Contract of Sale will be paid in full prior to or at the time of payment in full of the Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed.

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 \$120,816.00 (Here comply with the requirements of ORS 93.030)

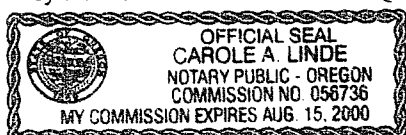
Dated this 12 day of April, 1999.

Daron S. Newman
DARON S. NEWMAN

Quincy Newman
QUINCY NEWMAN

STATE OF OREGON }
County of Klamath } ss.

This instrument was acknowledged before me on this 12 day of April, 1999
by DARON S. NEWMAN AND QUINCY NEWMAN



Carole A. Linde
Notary Public for Oregon

My commission expires Aug 15, 2000

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at the Section Corner common to 29, 28, 32, 33, T. 39 S.R. 9 E.W.M.; thence South along the section line 1346.72 feet to a point; thence North 89°13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18°59' East 640.20 feet to a point; thence South 40°11' East 387.80 feet to a point; thence South 27°58'20" East 452.15 feet to a point; henceforth referred to as Point No. 1 which is the point of beginning; thence South 27°58'20" East 252.20 feet to a point; thence South 82°57'20" East 831.95 feet to a point; thence South 32°08'20" East 633.45 feet to a point; thence South 70°52'40" East 384.80 feet to a point; thence South 20°04'40" East 363.00 feet to a point; thence West along the 1/16 line 1573.0 feet to a point; thence South to a point which is the Southwest 1/16 corner of Section 33; thence West along the South Section line of Section 33 to a point that is 1030 feet East of the Section Corner 32, 33, 4, 5, Twp. 39 S. R. 9 E.W.M. and Twp 40 S. R. 9 E.W.M.; thence North 460.0 feet to a point; thence West 500.00 feet to a point; thence North 882.29 feet to a point; thence West 530.00 feet to a point on the West line of Section 33 that is 1342.29 feet North of the Section Corner 32, 33, 5, 4, Twp. 39 S. R. 9 and Twp. 40 S. R. 9 E.W.M.; thence North along the West Section line of Section 33; to a point that is the West 1/4 corner of Section 33; thence East along the 1/4 line to Point No. 1 which is the point of beginning.

SAVING AND EXCEPTING any portion lying within any roads or highways, and

FURTHER EXCEPTING that portion deeded to Chavez in Deed Volume 69 on page 344-1 and Deed Volume 69 page 344-3.

ALSO FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Deed Volume M78 on page 29044.

Together with an easement given by Klamath Irrigation District in Deed Volume M78 on page 29046, Records of Klamath County, Oregon.

STATE OF OREGON COUNTY OF KLAMATH: ss

Filed for record at request of First American Title the 19th day
of April A.D. 1999 at 1:38 o'clock P. M. and duly recorded in Vol M99
of Deeds on Page 14366
by Linda Smith, County Clerk

FEE \$35.00

by William J. Henderson