



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

M.D.B., L.L.C.

Rt. 2 Box 54D

~~FOR~~ TULELAKE, CA 96134

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

M.D.B., L.L.C.

SAME AS ABOVE

~~FOR~~

Escrow No. K53986C

Title No. K53986C

### STATUTORY WARRANTY DEED

THEODORE G. NELSON, and estate in fee simple, Grantor, conveys and warrants to M.D.B., L.L.C., 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.

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 \$50,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of May, 1999.

Theodore G. Nelson

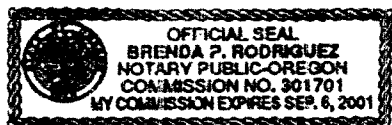
THEODORE G. NELSON

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 18<sup>th</sup> day of May, 1999  
by at Theodore G. Nelson



Brenda P. Rodriguez  
Notary Public for Oregon

My commission expires: 9-6-01

MB

BMB

## EXHIBIT "A"

SE ¼ NW ¼ and Government Lot 4, Section 19, Township 41 South, Range 13  
East of the Willamette Meridian, Klamath County, Oregon,

SAVING AND EXCEPTING a parcel of land in Government Lot 4, more particularly  
described as follows: Beginning at a point S. 89°25'47" E. 1766.62 feet from a  
railroad spike marking the Southwest corner of Section 19 (as shown on Klamath  
County recorded Survey No. 1827), said point being on the Southerly line of Section  
19 and on the Easterly edge of a 30 foot wide irrigation canal; running thence along  
the Easterly edge of the canal, N. 20°47'57" E. 106.13 feet; thence N. 33°16'35" E.  
288.33 feet; thence leaving the canal edge, S. 89°25'47" E. 148.69 feet; thence S.  
00°34'13" W. 342.20 feet to the South line of Section 19; thence N. 89°25'47" W.  
341.18 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 5/19/99, at 11:00 a.m.  
In Vol. M99 Page 19855  
Linda Smith, County Clerk  
Fee \$ 30 -

*Linda Smith*