

1999 JUL -9 AM 11: 19

MT48315-MS  
WARRANTY DEED

Vol M99 Page 27527

VERNON RAY POWERS and PATRICIA ANN POWERS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAY GEORGE THORPE and SHELLY LYN THORPE, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 242,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5225 BURGDORF ROAD, BONANZA, OR 97623

Dated this 6th day of July, 19 99

Vernon Ray Powers  
VERNON RAY POWERS

Patricia Ann Powers  
PATRICIA ANN POWERS

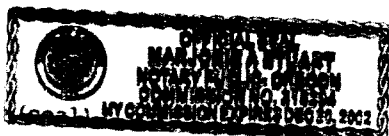
STATE OF Oregon

COUNTY OF Klamath

SS. July 6 19 99

Personally appeared the above named Vernon Ray Powers and  
Patricia Ann Powers

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Margaret A. Jones  
Notary Public for Oregon

My commission expires 12-20-02

ESCROW NO. MT48315-MS

Return to:

JAY GEORGE THORPE  
5225 BURGDORF ROAD  
BONANZA, OR 97623

EXHIBIT "A"  
LEGAL DESCRIPTION

27528

PARCEL 1

A tract of land situated in the NE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin situated South 00 degrees 14' 22" West 333.00 feet from the Northeast corner of said Section 19, marked by a County Surveyor brass capped monument; thence South 00 degrees 14' 22" West 776.83 feet to a 5/8" iron pin; thence South 11 degrees 36' 09" West 87.28 feet to a 5/8" iron pin; thence North 85 degrees 39' 29" West 1035.29 feet to a 5/8" iron pin on the Easterly right of way line of the County Road, thence along the said Easterly right of way line North 41 degrees 01' 05" West 15.74 feet to a 5/8" iron pin; thence along the arc of a curve to the right (central angle = 30 degrees 53' 45", radius = 610.00 feet) 328.93 feet to a 5/8" iron pin; thence North 10 degrees 07' 20" West 486.51 feet to a 5/8" iron pin; thence leaving said right of way line East 1289.21 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NW1/4 NW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Section 20, said point being South 00 degrees 14' 22" West 333.00 feet from the Northwest corner of said Section 20; thence East 152.34 feet to the Westerly bank of Lost River; thence Southerly along the West bank of said Lost River, South 05 degrees 50' 44" West 319.04 feet and South 14 degrees 59' 54" West 475.63 feet to the West line of said Section 20; thence North 00 degrees 14' 22" East along said West line, 776.83 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described property:

A strip of land 60 feet wide and 750 feet long, measured on the centerline, said centerline being more particularly described as follows:

Beginning at a point 760.0 feet west and 1180.0 feet South of the Section corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said point being on the East bank of Horsefly Irrigation Canal; thence East a distance of 750.0 feet to the West bank of Lost River, recorded in Deed Volume 258, page 85, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 7/09/99, at 11:19 a. m.  
In Vol. M99 Page 27527  
Linda Smith,  
County Clerk Fee \$ 35 KL