

1999 OCT 15 AM 11:16

MT49350-PS
WARRANTY DEED

Vol. M99 Page 41008

IRVEN C. JOHNSON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOHN L. SOWELL,

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
TAX ACCOUNT NO.: 99235 587751

MAP/TAX LOT: 18-4010-02500-00700 23-4010-02500-00700

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 170,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 675, MERRILL, OR 97633

Dated this 15th day of October, 1999.

Irven C. Johnson
IRVEN C. JOHNSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 15, 1999 by IRVEN C. JOHNSON.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2000

ESCROW NO. MT49350-PS

Return to:

JOHN L. SOWELL

PO BOX 675

MERRILL, OR 97633

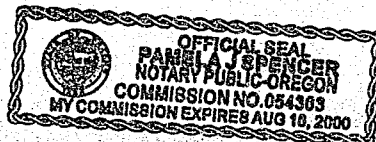


EXHIBIT 'A' **LEGAL DESCRIPTION**

The S1/2 of the SE1/4 of Section 25, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM...

The W1/2 of the SW1/4 of the SE1/4 less the East 124 feet of Section 25, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM...

Beginning at a 5/8 inch steel pin found to mark the Southeast corner of said Section 25, said corner being the intersection of the center line of Taylor Road, a County Road, with the Southerly production of a North-South fence line; thence from said point of beginning along the South line of said Section 25 and along the center line of said Taylor Road South 89 degrees 53' 07" West 2109.42 feet to a 5/8" steel pin; thence North 00 degrees 11' 59" East 527.51 feet along a fence line and the Southerly extension thereof to a 5/8" steel pin set on the Northerly bank of the irrigation canal; thence North 79 degrees 02' East 385.68 feet; thence North 30 degrees 51' East 152.21 feet; thence North 84 degrees 52' East 519.87 feet; thence North 74 degrees 29' East 228.22 feet; thence North 0 degrees 11' 59" East 485.55 feet to a point on the North line of the South one-half of said Southeast one-quarter; thence along said North line North 89 degrees 54' 32" East 920.13 feet to a 5/8" capped pin found to mark the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of said Section 25; thence along the East line of said Section 25 South 00 degrees 22' 23" West 1321.92 feet to the point of beginning.

TOGETHER WITH...

An easement and right of way for roadway purposes on, over and across a strip of and 25.00 feet in width, measured at right angles, the centerline of which is described as follows:

Beginning at a point of the South line of said Section 25, said point being on the center line of Taylor Road, from which point the Southeast corner of said Section 25 bears North 89 degrees 53' 07" East 1356.02 feet; thence from said point of beginning North 01 degree 41' 10" East 758.81 feet to a point on the Southerly boundary of the herein described parcel, said roadway and easement and right of way being bounded on the East and on the West by existing fences.

State of Oregon, County of Klamath
Recorded 10/15/99, at 11:16 a.m.
In Vol. M99 Page 41008
Linda Smith,
County Clerk Fee \$ 35.00