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WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 11/09/99, at 2:54 p.m.
 In Vol. M99 Page 44763
 Linda Smith,
 County Clerk Fee \$ 30⁰⁰

ASPEN TITLE ESCROW NO. 02049633
 AFTER RECORDING RETURN TO:

HILL LAND CO., L.L.C.

18313 Hill Rd.

KFO 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

Robert L. Heaton, hereinafter called GRANTOR(S), convey(s) to
 Hill Land Co., L.L.C., an Oregon Limited Liability Company,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

That portion of the N 1/2 SE 1/4, NE 1/4 SW 1/4, Section 35,
 Township 40 South, range 10 East of the Willamette Meridian in
 the County of Klamath State of Oregon, lying Northwest of the
 USBR "D" Canal.

CODE 18 MAP 4010-3500 TAX LOT 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$100,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 26th day of October 1999.

Robert L. Heaton

ROBERT L. HEATON

STATE OF OREGON, County of Klamath)ss.

On October 27, 1999, personally appeared Robert L. Heaton
 who acknowledged the foregoing instrument to be their voluntary
 act and deed.

Trisha L. Powell

Notary Public for Oregon

My Commission Expires: October 4, 2002

