



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050742

AFTER RECORDING RETURN TO:

Mr. & Mrs. Gruener

1081 Joe Wright Rd.
Klamath Falls OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Ross Paul Anello and Rita J. Anello, hereinafter called GRANTOR(S), convey(s) to Donald R. Gruener and Susan E. Gruener, Husband and Wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 Trust Deed, including the terms and provisions thereof, dated March 3, 1995 and recorded March 23, 1995, in Book M-95, Page 6857, Klamath County Mortgage Records, in favor of Sandra L. Helmers, Successor Trustee of that certain Trust Agreement dated April 9, 1990, of which the Beneficial Interest was assigned by instrument dated August 13, 1999, and recorded August 16, 1999, in Book M-99, Page 32893, in favor of Henry J. Caldwell, Jr. & Deborah L. Caldwell, Trustees of the Caldwell Family Trust uda January 5, 1996, and their successor in Trust.,

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 \$50,000.00.

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 22nd day of February 2000.

Ross Paul Anello
ROSS PAUL ANELLO

Rita J. Anello
RITA J. ANELLO

STATE OF OREGON, County of Klamath)ss.

On February 23, 2000, personally appeared Ross Paul Anello and Rita J. Anello who acknowledged the foregoing instrument to be their voluntary act and deed.

Trisha L. Powell
Notary Public for OREGON
My Commission Expires: 10-2-2002



EXHIBIT "A"

A portion of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the section line which lies 1254.57 feet North 0 degrees 43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon and running thence South 45 degrees 09 1/2' East a distance of 366.7 feet to an iron pin which lies on the Northerly right of way line of the Weed-Klamath Falls Highway, 30 feet Northwesterly at right angles from the center of the Highway; thence North 44 degrees 50 1/2' East along the Northerly right of way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin; thence North 45 degrees 09 1/2' West a distance of 330 feet to a point; thence South 44 degrees 50 1/2' West 20 feet to a point; thence North 45 degrees 09 1/2' West a distance of 159.36 feet to an iron pin which lies on the section line; thence South 0 degrees 43' East along the section line a distance of 171.38 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of The Dalles-California Highway, Westside By-Pass, U. S. Highway No. 97 and State Highway No. 140.

CODE 4 MAP 3909-8BC TL 300

State of Oregon, County of Klamath
Recorded 2/23/00, at 3:38 p. m.
In Vol. M00 Page 5633
Linda Smith,
County Clerk Fee\$ 26⁰⁰