



WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01050436

AFTER RECORDING RETURN TO:

Raury A. Nielsen
7941 Elliott Rd.
Klamath Falls OR 97603

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

JAMES H. NIELSEN and LINDA S. ADAMS hereinafter called
 GRANTOR(S), convey(s) and warrants to RAURY A. NIELSEN,
 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 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
 \$32,000.00.

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 10th day of March 2000.

James H. Nielsen
 JAMES H. NIELSEN

Linda S. Adams
 LINDA S. ADAMS

STATE OF OREGON, County of Klamath)ss.

On March 10th 2000, personally appeared James H. Nielsen and
 Linda S. Adams who acknowledged the foregoing instrument to be
 their voluntary act and deed.

Trisha A. Powell

Notary Public for OREGON

My Commission Expires: 10/4/2002



EXHIBIT "A"

Beginning at a point 30 feet West of the Southeast corner of the SE 1/4 NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, where the Westerly right of way line of the Dalles-California Highway intersects with the Southerly line of the SE 1/4 of the NE 1/4 of Section 12; thence North along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet; thence West at right angles to a point in the Easterly right of way line of the Modoc Northern Railway Company right of way; thence in a Southeasterly direction along the Easterly right of way line of said Railroad to a point in the Southerly line of the SE 1/4 of the NE 1/4 of Section 12; thence East to the point of beginning, in the County of Klamath, State of Oregon.

CODE 164 MAP 4009-1200 TL 900

State of Oregon, County of Klamath
Recorded 3/13/00, at 11:31 a m.
In Vol. M00 Page 8022
Linda Smith,
County Clerk Fee \$ 26⁰⁰