



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051253

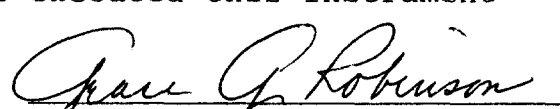
AFTER RECORDING RETURN TO:
STEVEN and BELEDIA JACOBSON6402 So. 6th St.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDOUGLAS ROBINSON and GRACE ROBINSON, hereinafter called
GRANTOR(S), convey(s) and warrants to STEVEN JACOBSON and
BELEDIA JACOBSON, 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, Contract, including
the terms and provisions thereof dated February 19, 1977, and
recorded March 21, 1977 in Book M-77, Page 4640, Deed Records of
Klamath County, Oregon, in favor of James E. Chaney and Wilda
L. Chaney, husband and wife, which Contract the Grantees herein
DO NOT agree to assume and pay, AND, Contract, including the
terms and provisions thereof dated April 30, 1993 and recorded
April 30, 1993, in Book M-93, Page 9413, Deed Records of
Klamath County, Oregon, in favor of William Rode and Lisa Rode,
husband and wife, which Contract, the Grantees herein DO agree
to assume and pay according to the terms and conditions
contained therein.,

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
\$273,000.00.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 5th day of June, 2000.

DOUGLAS ROBINSON


GRACE ROBINSON

STATE OF OREGON, County of Klamath)ss.

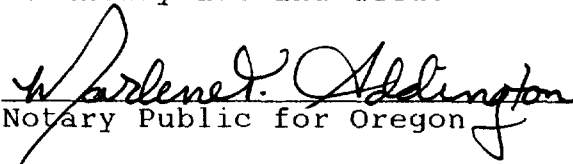
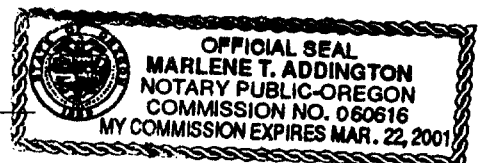
On June 6, 2000, personally appeared Grace Robinson and Douglas
Robinson, who acknowledged the foregoing instrument to be their
voluntary act and deed.

Notary Public for Oregon


EXHIBIT "A"

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

Beginning at an iron pin which lies North 0 degrees 51' West along the 40 line a distance of 462.3 feet, and North 89 degrees 09' East, a distance of 262.2 feet, and South 46 degrees 09' East, a distance of 428.4 feet from the iron axle which marks the Southwest corner of the NE 1/4 of the SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; and running thence: Continuing South 46 degrees 69' East a distance of 129.4 feet to an iron pin; thence North 43 degrees 51' East, a distance of 384 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway, which is 30 feet, measured at right angles from the centerline; thence North 46 degrees 09' West a distance of 129.4 feet along said right of way line to an iron pin; thence South 43 degrees 51' West, a distance of 384 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded July 5, 1972 in Book M-72 at Page 7243, Microfilm Records of Klamath County, Oregon.

CODE 43 MAP 3909-1CA TL 1800

State of Oregon, County of Klamath
Recorded 06/06/00, at 3:22 p.m.
In Vol. M00 Page 20423
Linda Smith,
County Clerk Fee \$ 26⁰⁰