



WARRANTY DEED

Vol MOQ Page 24275

ASPEN TITLE ESCROW 01051495

AFTER RECORDING RETURN TO:  
 JOHN E. MOBLEY & NANCY LEE MOBLEY  
 47300 DEER ROAD  
 CHILOQUIN, OR 97624

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

DAVID DIMON AND BEVERLY DIMON, TRUSTEES OF THE DIMON FAMILY  
 TRUST DATED JUNE 5, 1991, hereinafter called GRANTOR(S),  
 convey(s) and warrants to JOHN E. MOBLEY AND NANCY LEE MOBLEY,  
 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  
 \$300,000.00

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 30th day of June, 2000.

DAVID DIMON AND BEVERLY DIMON, TRUSTEES OF THE DIMON FAMILY  
 TRUST DATED JUNE 5, 1991

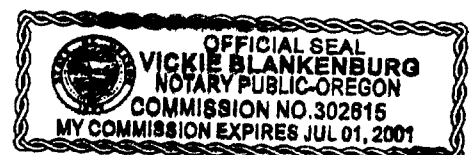
DAVID DIMON, TRUSTEE/INDIVIDUAL

BEVERLY DIMON, TRUSTEE/INDIVIDUAL

STATE OF Oregon, County of Klamath ss.

On June 30, 2000, personally appeared David Dimon and Beverly  
 Dimon, Trustees of the Dimon Family Trust dated June 5, 1991,  
 who acknowledged the foregoing instrument to be their voluntary  
 act and deed.

Notary Public for Klamath Falls, OR

My Commission Expires: 7-01-2001

## PARCEL 1:

A piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the quarter section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 89 degrees 44' 00" West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during recorded Survey No. 1987, to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North 5 degrees 08' 41" West along said Easterly boundary 37.00 feet a point marked by a 5/8" iron pin; thence North 5 degrees 08' 41" West 404.35 feet to a point marked by a 5/8" iron pin; thence South 84 degrees 51' 19" West 300.00 feet to a point on the West line of the E 1/2 SW 1/4 of said Section 2; thence North 5 degrees 08' 41" West along said West line of the E 1/2 SW 1/4 865.57 feet to a point; thence South 89 degrees 47' 23" East 1975.59 feet to a point; thence North 4 degrees 34' 16" West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a 5/8" iron pin; thence South 89 degrees 48' 03" East along said East-West centerline 764.73 feet to a 5/8" iron pin marking the center East 1/16 corner of said Section 2; thence South 1 degree 54' 32" East, along the East line of the W 1/2 SE 1/4 of said Section 2, 2643.39 feet to a 5/8" iron pin marking the East 1/16 corner common to Sections 2 and 11; thence North 89 degrees 44' 00" West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.

Continued on next page

## EXHIBIT "A" CONTINUED

EXCEPTING THEREFROM a parcel of land situate in the S 1/2 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more specifically described as follows:

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 2; thence North 89 degrees 48' 03" West along the East-West center of section line, 764.73 feet; thence leaving said center of section line South 04 degrees 34' 16" East, 442.30 feet; thence North 89 degrees 47' 23" West, 655.94 feet to a point on the North-South center of said section line; thence South 04 degrees 34' 16" East along said center of section line 935.92 feet; thence leaving said center of section line East, 1356.45 feet to a point on the East line of the W 1/2 of the SE 1/4 of said Section 2; thence North 01 degree 54' 32" West along said East line, 1369.53 feet to the point of beginning.

## PARCEL 2:

A parcel of land situate in the S 1/2 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more specifically described as follows:

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 2; thence North 89 degrees 48' 03" West along the East-West center of section line, 764.73 feet; thence leaving said center of section line South 04 degrees 34' 16" East, 442.30 feet; thence North 89 degrees 47' 23" West, 655.94 feet to a point on the North-South center of said section line; thence South 04 degrees 34' 16" East along said center of section line 935.92 feet; thence leaving said center of section line East, 1356.45 feet to a point on the East line of the W 1/2 of the SE 1/4 of said Section 2; thence North 01 degree 54' 32" West along said East line, 1369.53 feet to the point of beginning.

CODE 149 & 150 MAP 3407-200 TL 300  
 CODE 150 & 149 MAP 3407-200 TL 300  
 CODE 150 MAP 3407-200 TL 600  
 CODE 150 MAP 3407-200 TL 301

State of Oregon, County of Klamath  
 Recorded 06/30/00, at 3:38 p. m.  
 In Vol. M00 Page 24275  
**Linda Smith,**  
 County Clerk Fee\$ 31.00