

Lyle J. Sheldon and Dianne M. Sheldon, Husband and Wife, Grantors, convey and specially warrant to Brandan Brien, Grantee, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

The Southwest quarter of the Southeast quarter of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO those certain exceptions set forth on the attached Exhibit A, incorporated herein by reference as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 30.930.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$127,000.00.

DATED this 28th day of December, 1994.



Lyle J. Sheldon
Lyle J. Sheldon

Dianne M. Sheldon
Dianne

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 28th day of December, 1994, by Lyle J. Sheldon & Dianne M. Sheldon.



Kristi L. Redd
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/95

GRANTORS NAME AND ADDRESS:

515 S. Broad St., Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:

AFTER RECORDING, RETURN TO:

Brendan Brien

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO:

P. O. Box 1283, Klamath Falls, OR 97601

SAME - NO CHANGE

13B / SPECIAL WARRANTY DEED