

After recording, mail to: Steve and Tamara Cosand, P. O. Box 1717, Klamath Falls, Oregon 97601

All tax statements should be sent to: Steve and Tamara Cosand, P. O. Box 1717, Klamath Falls, Oregon 97601

WARRANTY DEED

Neata M. Shulmire, Grantor, conveys and warrants to Steven B. and Tamara C. Cosand, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

A parcel of land situated in the NW ¼ SW ¼ of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of the NW ¼ SW ¼ of Section 34; thence West along the South boundary of the NW ¼ SW ¼ a distance of 875 feet; thence North parallel with the West line of the NW ¼ SW ¼, a distance of 1100 feet, more or less, to the center boundary of an existing drain ditch; thence in a Southeasterly direction along the center line of said drain ditch a distance of 910 feet, more or less, to the East line of the NW ¼ SW ¼; thence South along the East line of the NW ¼ SW ¼ a distance of 820 feet, more or less, to the point of beginning.

Excepting therefrom that portion used for irrigation canal, drain ditches or county road.

Code 18 Map 4010-3400 TL 1400

Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

The is true and actual consideration for this conveyance is Seventy-five Thousand Dollars (\$75,000.00). If however, the value of the subject property is deemed to be in excess of \$75,000, then the value in excess of \$75,000 is deemed to be a gift by Grantor to Grantees.

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 PERSONS 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.

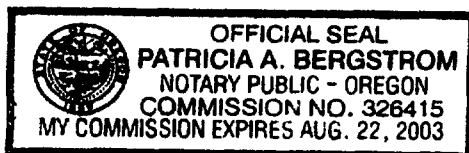
Dated this 2nd day of February.

GRANTOR

Neata M. Shulmire
Neata M. Shulmire

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Neata M. Shulmire and acknowledged the foregoing instrument to be her voluntary act. Before me this 2 day of February, 2000.



Patricia A. Bergstrom
Notary Public for Oregon
My Commission Expires: August 22, 2003

State of Oregon, County of Klamath
Recorded 07/24/00, at 11:03 a.m.
In Vol. M00 Page 26901
Linda Smith,
County Clerk Fee \$ 21.00

WARRANTY DEED - 1

EXHIBIT 2
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