



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Rita Green

9442 Teare Lane

Bonanza, OR 97623

State of Oregon, County of Klamath

Recorded 01/05/01, at 3:29 p m.

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Linda Smith,

County Clerk Fee\$ 26⁰⁰

Until a change is requested all tax statements shall be sent to the following address:

Rita Green

9442 Teare Lane

Bonanza, OR 97623

Escrow No. K56199B

Title No. K56199B

STATUTORY WARRANTY DEED

Allen A. Timms and Genevieve W. Timms, as tenants by the entirety, Grantor, conveys and warrants to Rita Green, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 30.930.

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF ASSET PRESERVATION INCORPORATED AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

Dated this 5th day of January, 2001.

Allen A. Timms

Allen A. Timms

Genevieve W. Timms

Genevieve W. Timms

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 5th day of December, 2000, by Allen A. Timms and Genevieve W. Timms



Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03

EXHIBIT 'A'

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

W $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ LESS the North 6.66 chains thereof, all in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

All that portion of Lots 1, 2, 3 and 4 lying Northerly of the Langell Valley Market Road, EXCEPTING THEREFROM the following described parcel of land: Beginning at the Northeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ (also described as Lot 1) of Section 5; thence West 1090.3 feet; thence South 27°57' East 104 feet; thence South 41°27' East 319 feet; thence South 18°59' East 528.7 feet; thence South 0°01' West 482 feet, more or less, to the South boundary line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence East 662 feet, more or less, to the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence North 1,316 feet, more or less, to the point of beginning, all being in Section 5, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property portions thereof conveyed to the United States of America for ditches and laterals.

FURTHER EXCEPTING the following: A parcel of land situated in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, in the centerline of Teare Road, from which point at 1½ inch iron axle bears North 89°37'50" East 30.00 feet distant; thence South along the centerline of Teare Road, a County Road, 3969.40 feet to the true point of beginning for this description; thence continuing along the centerline of Teare Road South 1322.53 feet; thence leaving said road centerline, South 89°57'10" East 30.00 feet to an iron pin in the Easterly right of way fence; thence continuing South 89°57'10" East 628.74 feet to an iron pin; thence North 1322.53 feet to an iron pin; thence North 89°57'10" West 628.74 feet to an iron pin in the Easterly road right of way fence; thence continuing North 89°57'10" West 30.00 feet to the true point of beginning.

Parcel 2:

A parcel of land situated in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of Section 32, T. 39 S. R 12 E.W.M., in the centerline of Teare Road, from which point a 1½" iron axle bears N. 89°37'50" E. 30.00 feet distant; thence South along the centerline of Teare Road, a county road, 3969.40 feet to the True Point of Beginning for this description; thence continuing along the centerline of Teare Road South 1322.53 feet; thence leaving said road centerline, S. 89°57'10" E. 30.00 feet to an iron pin in the Easterly right of way fence; thence continuing S. 89°57'10" E. 628.74 feet to an iron pin; thence North 1322.53 feet to an iron pin; thence N. 89°57'10" W. 628.74 feet to an iron pin in the Easterly road right of way fence; thence continuing N. 89°57'10" W. 30.00 feet to the True Point of Beginning.

Parcel 3:

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of Langell Valley Irrigation District Drainage Ditch in Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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