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WARRANTY DEED

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STEVE F. SOUTHWELL AND KATHLEEN SOUTHWELL, TRUSTEES OF THE SOUTHWELL FAMILY TRUST, AND LESLIE S. JEMMETT,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

REBECCA L. CHASE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3910-019A0-06700-000 599837

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 true and actual consideration for this conveyance is 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **6842 REEDER ROAD, KLAMATH FALLS, OR 97603**

Dated this 4th day of April, 2001.

TRUSTEES OF THE SOUTHWELL FAMILY TRUST

BY: Steve F. Southwell Trustee
STEVE F. SOUTHWELL, TRUSTEE

BY: Kathleen Southwell - trustee
KATHLEEN SOUTHWELL, TRUSTEE

Leslie S. Jemmett
LESLIE S. JEMMETT

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on April 4, 2001 by STEVE F. SOUTHWELL AND KATHLEEN SOUTHWELL, TRUSTEES OF THE SOUTHWELL FAMILY TRUST AND LESLIE S. JEMMETT.



Kristi L. Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT50679-MS

Return to:
REBECCA L. CHASE
6842 REEDER ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Klamath County, Oregon more particularly described as follows:

Beginning at the quarter section corner common to Sections 19 and 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence North along the East line of said Section 19 868.5 feet, more or less, to the Southerly boundary of the right of way of USBR B(East Branch) Canal; thence in a generally Westerly direction along the Southerly boundary of said canal to a point which lies on a line that is parallel to the East line of said Section 19 524.8 feet Westerly from the same when measured on a line parallel to the East line of said Section; then in a Southerly direction parallel to the East line of said Section 19 a distance of 976 feet, more or less, to the South boundary of the Northeast 1/4 of said Section 19; thence Easterly along the South boundary of the Northeast 1/4 of said Section 19, 524.8 feet to the point of beginning, in the NE 1/4 of said Section 19.

State of Oregon, County of Klamath

Recorded 04/05/01, at 3:18 p. m.

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Linda Smith,

County Clerk Fee \$ 26⁰⁰