

'01 MAY 1 AM 11:19

MTL 53519-KR

WARRANTY DEED

Vol M01 Page 19738

MICHAEL J. PFEIFFER and PAULA E. PFEIFFER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KENNETH R. BAUER & VIRGINIA L. BAUER, TRUSTEES OF THE BAUER FAMILY TRUST DATED  
DECEMBER 8, 2000,

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

ACCT #3911-V3300-00100	KEY #617096
ACCT #3911-V3300-00500	KEY #617078
ACCT #3911-V3300-00600	KEY #617069
ACCT #3911-V3300-00700	KEY #617087

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 pursuant to an IRC  
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 13899 Christensen Road, Galt, CA 95632

Dated this 26<sup>th</sup> day of April, 2001.

Michael J. Pfeiffer  
MICHAEL J. PFEIFFER  
Paula E. Pfeiffer  
PAULA E. PFEIFFER

STATE OF OREGON  
COUNTY OF Lane SS. April 26 2001

Personally appeared the above named \_\_\_\_\_

MICHAEL J. PFEIFFER and PAULA E. PFEIFFER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Stacey Hawkins  
Notary Public for Oregon  
My commission expires 10-10-04

ESCROW NO. MT53519-KR

Return to:  
Kenneth R. Bauer & Virginia L. Bauer, Trustees  
The Bauer Family Trust  
13899 Christensen Road  
Galt, CA 95632

State of Oregon, County of Klamath  
Recorded 05/01/01, at 11:19a m.  
In Vol. M01 Page 19738  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract or parcel of land 125 feet wide and 1575 feet long described as follows:

Beginning at the Southeast corner of the SW1/4 SE1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; running thence East 125 feet along the section line; thence North parallel to the section line 1575 feet; thence West to the 16th section line 125 feet; thence South along the East line of the W1/2 of the SE1/4 of said Section 33, 1575 feet to the place of beginning; AND ALSO the W1/2 SE1/4 of said Section 33, all subject to rights by rent, easements or usage; SAVING AND EXCEPTING therefrom that portion of the NW1/4 of SE1/4 of said Section 33 conveyed to Howard P. Bearss, et ux by deed dated November 14, 1945, recorded January 7, 1956, Deed Book 184, page 9, Deed Records of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Northwest corner of the SE1/4 of said Section 33, which point is on the center line of the Poe Valley Market Road; thence North 89 degrees 54' East along the North line of the SE1/4 of said Section 33 a distance of 1258.3 feet, more or less, to the center line of the USRS #21A drain; thence South 57 degrees 57' West along the center line of said drain and along the center line of said drain extended to the West line of the SE1/4 of said Section 33, which point is on the center line of said Poe Valley Market Road at a distance of 791 feet, more or less, from the point of beginning; thence North 791 feet along the center line of said market road to point of beginning.

**PARCEL 2**

The NE1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3**

All of the East half of the Southeast quarter of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, excepting the parcel of land described as follows:

Beginning at the Southeast corner of the SW1/4 SE1/4 of said section; running thence East 125 feet along the section line, thence North parallel to the section line 1575 feet; thence West to the 16th section line 125 feet; thence South along the East line of W1/2 SE1/4 of said section 1575 feet to the point of beginning.

**PARCEL 4**

Beginning at the Northwest corner of the Southeast one quarter (SE1/4) Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which point is on the center line of the Poe Valley Market Road; thence North 89 degrees 54' East along the North line of the SE1/4 of said Section 33, a distance of 1258.3 feet more or less to the center line of the U.S.R.S. No. 21A drain; thence South 57 degrees 57' West along the center line of said drain and along the center line of said drain extended, to the West line of the SE1/4 of said Section 33, which point is on the center line of said Poe Valley Market Road at a distance of 791 feet more or less from the point of beginning; thence North 791 feet along the center line of said Market Road to the point of beginning, being a portion of the NW1/4 of SE1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH A 1980 KOZY 2U MANUFACTURED HOME, OREGON LICENSE #X170876, SERIAL #MD2404AB which is situate on the real property described above.