

'01 OCT 18 AM 11:14

MTL 55378-MS  
WARRANTY DEED

Vol M01 Page 52975

RICHARD LEE BROWN,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
EDWARD J. CUNION, JR. and PATRICIA M. CUNION, husband and wife,  
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  
KEY #196790  
MAP #3407-03100-00800

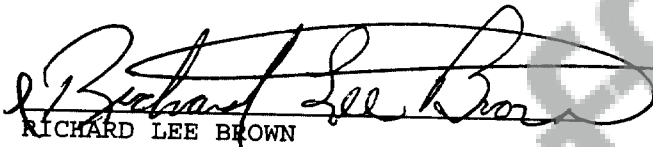
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 225,000.00.

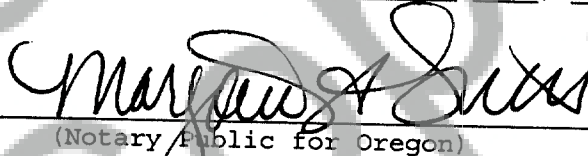
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: B.O. BOX 2243, LOS LUNAS, NM 87031

Dated this 16th day of October, 2001.

  
RICHARD LEE BROWN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 16, 2001 by  
RICHARD LEE BROWN.

  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT55378-MS

Return to:  
EDWARD J. CUNION, JR.  
P.O. BOX 2243  
LOS LUNAS, NM 87031

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the S1/2 S1/2 NE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 31, thence North 1,320.0 feet; thence South 89 degrees 23' 26" East 1,747.43 feet more or less to the Easterly right of way line of the Modoc Point Highway (State Highway 422) and being the true point of beginning of this description; thence North 05 degrees 48' 43" West 299.91 feet to a point 30.00 feet Southerly of the North line of the S1/2 NE1/4 NW1/4 of said Section 31, when measured at right angles to said line; thence South 89 degrees 19' 18" East, parallel to said North line, 592.71 feet; thence South 05 degrees 48' 43" East 299.20 to a point on the South line of said NE1/4 NW1/4; thence North 89 degrees 23' 26" West 592.63 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 10/18/01 at 11:14 a.m.  
In Vol. M01 Page 52975  
Linda Smith,  
County Clerk Fee\$ 26.00