

'02 APR 8 PM3:01

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After Recording Return to:
RICHARD J. NELLIPOWITZ and CYNTHIA K. NELLIPOWITZ
16020 Keno-Worden Road
Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the address noted above.

State of Oregon, County of Klamath
 Recorded 04/08/2002 3:01 P m.
 Vol M02, Pg 20584-85
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
 (INDIVIDUAL)

MICHAEL R. LONG, herein called grantor, convey(s) to **RICHARD J. NELLIPOWITZ and CYNTHIA K. NELLIPOWITZ**, husband and wife all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$170,000.00**.
 (here comply with the requirements of ORS 93.930)

BA
den
 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.

Dated March 19, 2002.

[Signature]
 MICHAEL R. LONG

STATE OF OREGON, County of **KLAMATH**) ss.

On *April* 5, 2002 personally appeared the above named **MICHAEL R. LONG** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00054448

Before me: *[Signature]*
 Notary Public for Oregon
 My commission expires: 11-01-04

Official Seal

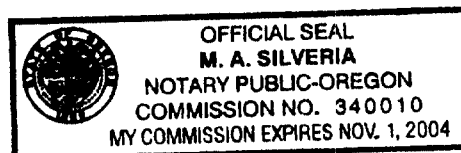


Exhibit A**PARCEL 1:**

That portion of the W 1/2 NW 1/4 NW 1/4 lying Southwesterly of the Keno Worden Road in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

That portion of the N 1/2 SW 1/4 NW 1/4 and that portion of the W 1/2 NW 1/4 NW 1/4 lying Southwesterly of the Keno Worden Road, All in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion thereof described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00° 33' 00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00° 33' 00" West 354.60 feet to an iron rod; thence South 89° 52' 44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence South 31° 09' 51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89° 52' 44" West 965.64 feet to the true point of beginning.