

WHEN RECORDED MAIL TO:

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GIACOMINI LAW OFFICE
706 Main Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:

C. JOHN WELLS
22700 Schaupp Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 07/11/2002 1.30 P.m.
Vol M02, Pg 39442-43
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

ANNA L. DOWNING, GRANTOR, conveys and warrants to C. JOHN WELLS, GRANTEE, the following described real property situate in Klamath County State of Oregon, free of encumbrances except as specifically set forth below:

A tract of land situate in the N½ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the center section line of said Section 10, said point being S. 00°02'06" E. 1145.23 feet from the North quarter corner of said Section 10; thence S. 00°02'06" E. along the said center section line 852.05 feet thence S. 19°16'22" W. 530.67 feet; thence S. 89°30'16" E. 321.41 feet; thence S. 01°22'18" E. 143.82 feet to the East-West center section line of said Section 10; thence S. 89°51'55" E. 1166.65 feet to the C-E 1/16 corner; thence N. 00°06'48" E. 1485.91 feet; thence N. 89°48'38" W. 1209.83 feet, along the South line of the 12-foot easement; thence N.00°06'48" E. 12.00 feet; thence N. 89°48'38" W. 110.00 feet to the point of beginning.

SAVING AND EXCEPTING that portion lying Southerly of Bly Mountain Cutoff County Road.

SUBJECT TO:

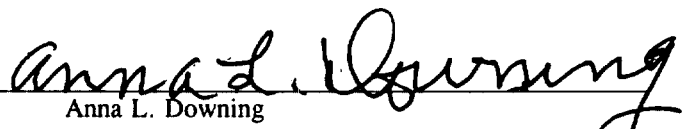
1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.
3. Right of way, including the terms and provisions thereof, from Goon P. Wu and Ida L. Wu, husband and wife, to The California Oregon Power Company, a California corporation, recorded in Vol. 274, page 153 Deed Records of Klamath County, Oregon.
4. Agreement for Easement, including the terms and provisions thereof, by and between Edgar F. Downing and Anna L. Downing, first party and Ned V. Goecken and Ellen Goecken, second party, recorded in Vol. M-84, page 9643, Official Records of Klamath County, Oregon.

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 paid for this transfer, stated in terms of dollars, is \$120,000.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated: 7-2-02


Anna L. Downing

[JURAT FOLLOWS]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

39443

STATE OF HAWAII)
) ss.
COUNTY OF)

On 7-2, 2002, Personally appeared the above named ANNA L. DOWNING,
and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Before me: VALERIE M. KALANIOPIO-COOK

[Handwritten initials]

Valerie M. Kalaniopio-Cook
Notary Public
My Commission expires: 4-11-2006