

02 AUG 13 PM3:33

Vol M02 Page 45647

EX

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS:
--	----------------------

State of Oregon, County of Klamath
Recorded 08/13/2002 2:33 p m.
Vol M02, Pg 45647-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

-WARRANTY DEED-

Steven W. Casebeer as Trustee of the Walt Casebeer Irrevocable Trust, Grantor, conveys and warrants to Steven W. Casebeer and Alice Casebeer as tenants by the entirety, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is trust distribution.

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.

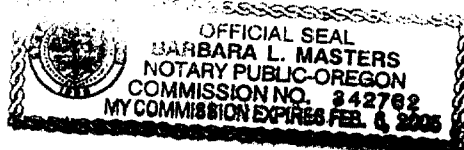
Dated this 12 day of July 2002.

Steven W. Casebeer
Steven W. Casebeer, Trustee of the Walt Casebeer Irrevocable Trust

STATE OF OREGON)
) ss. July 12, 2002
County of Klamath)

Personally appeared the above-named Steven W. Casebeer as Trustee of the Walt Casebeer Irrevocable Trust and acknowledged the foregoing instrument to be his voluntary act. Before me:

Barbara L. Masters
Notary Public for Oregon
My Commission expires: 2-6-05



The S½NE¼ of Section 8, Twp. 39 S.R. 11 E.W.M., SAVING AND EXCEPTING the following described portion thereof: Beginning at the Northeast corner of the SE½NE¼ of Section 8; thence Westerly along the ¼ Section line of said SE½NE¼, 660 feet to a point; thence Southeasterly in a straight line to the Section line between Sections 8 and 9, said township and range, at a point thereon distant 239 feet North of the Southeast corner of the SE½NE¼; thence North along the section line between said Sections 8 and 9, to the place of beginning.

ALSO the following described portion of the NE¼ of Section 8, Twp. 39 S.R. 11 E.W.M., described as follows: Beginning at the Southeast corner of the NE¼ of said Section 8; thence South 1320 feet to the middle of the County Road, thence N. 70°25' W. 2789 feet to the West line of the SE¼ of Section 8; thence North 384 feet to the South line of the NE¼ of said Section 8; thence East 2640 feet to the place of beginning.

ALSO all that portion of the SW¼ of Section 9, Twp. 39 S.R. 11 E.W.M., lying Northerly of the County Market Road.

ALSO a portion of the SE¼ Section 9 Twp. 39 S.R. 11 E.W.M., also known as Vacated Bowne's Addition to Bonanza, described as follows: Beginning at a point 30 feet East of the intersection of the West line of Bowne Avenue and North line of North Street, in Bowne Addition to Bonanza; thence North a distance of 565 feet, more or less, to the center line of the Dairy-Bonanza Highway; thence N. 56°32' W. along the center line of said highway, 1255 feet to the West line of the E¼ of Section 9; thence south to the North line of said North Street; thence East along the North line of North Street to the place of beginning.