

02 NOV 12 PM 10:28



After recording return to:
Clinton Disch

Until a change is requested all tax statements
shall be sent to the following address:
Clinton Disch

Escrow No. K59054L
Title No. K59054L

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 65013

State of Oregon, County of Klamath
Recorded 11/12/2002 10:28 a. m.
Vol M02, Pg 65013-14
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Eugene F. Ferrero and Madelyn A. Ferrero, Trustees of the Ferrero Family Trust dated 7-1-93 and Joe M. Ferrero also know as Joseph M. Ferrero, Grantor, conveys and warrants to Exchange Resources Inc., a California Corporation, under Exchange No. 02-8539-MTD, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 1:

That portion of Government Lot 5, Section 20, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the new channel of Lost River taken by the United States of America in Federal Court Civil Case No. 4309, and the description of which is set forth in Klamath County Deed Book 232, page 156, and lying Westerly of the following described tract of land conveyed to Klamath Basin Improvement District: A portion of Lot 5, Section 20, Township 39 S., R. 11½ E.W.M., 80 feet wide extending between the Southeast line of Lost River and the Northwest line of Klamath Irrigation District "F" Canal, and lying 40 feet on each side of the following described line: Beginning at a point on the Northwesterly right of way line of the Klamath Irrigation District "F" Canal, opposite centerline Station 220+09.0 from whence the Southwest corner of Section 20, Township 39 S., R. 11½ E.W.M., bears the following courses: S 32°14' E. 44.0 feet; thence West 1022.3 feet; thence from said point of beginning N. 32°14'W. 555 feet, more or less, to the Southerly shore line of Lost River.

PARCEL 2:

Parcels 1,2 and 3 of Land Partition 24-93, filed April 14, 1995 in the office of the County Clerk of Klamath County, Oregon, situated in Sections 20, 21, 28 and 29, Township 39 South, Range 11½ E.W.M., Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:
Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$1,150,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 01st day of November, 2002

Ferrero Family Trust dated 7-1-93

K26.5

65014

Eugene F. Ferrero Trustee
Eugene F. Ferrero, trustee

Madelyn A. Ferrero Trustee
Madelyn A. Ferrero, trustee

Joe M. Ferrero
Joe M. Ferrero aka Joseph M. Ferrero

STATE OF OREGON

County of Clatsop } ss.

This instrument was acknowledged before me on this 04th day of Nov. 2000
by Eugene F. Ferrero, Madelyn A. Ferrero and Joe M. Ferrero

[Signature]
Notary Public for Oregon
My commission expires: 8-2-03

