

03 JAN 14 PM 3:40



After recording return to:

Don W. Douglas, Sr.

7441 S. Hwy 39
K. Falls, OR 97603

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

Don W. Douglas, Sr.

7441 S. Hwy 39
K. Falls, OR 97603

Escrow No. K59792S

Title No. K59792-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 02633

State of Oregon, County of Klamath

Recorded 01/14/2003 3:40 p.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Rebecca I. Short as to an undivided 1/2 interest, and Ronald C. Short as to an undivided 1/2 interest, All as tenants in common, Grantor, conveys and warrants to Don W. Douglas, Sr. and Linda R. Douglas, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$365,000.00 (Here comply with the requirements of ORS 93.030)

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF INVESTMENT PROPERTY EXCHANGE SERVICES AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

Dated this 19th day of December, 2002.

Rebecca I. Short

Rebecca I. Short

Ronald C. Short

Ronald C. Short

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 19 day of December, 2002 by Rebecca J. Short and Ronald C. Short

[Signature]

Notary Public for Oregon

My commission expires: 8-2-03



5264

Parcel 1:

The South half of the Southwest quarter of Section 19, Township 39 South, Range 10 E.W.M., excepting so much thereof as was conveyed to the United states by H.S. Newton and wife, by deed recorded in Book 23 on page 579, Deed records of Klamath County, Oregon.

Parcel 2:

Beginning at the Section corner common to Sections 19 and 30, Township 39 South, Range 10 E.W.M. and Sections 24 and 25, Township 39 South, Range 9 E.W.M. and running thence North 89°39' East along the Section line between the said Sections 19 and 30 a distance of 600 feet to the true point of beginning; thence continuing North 89°39' East along said section line a distance of 1916.5 feet, more or less, to a point in the line marking the Westerly boundary of the right of way for the "C" Canal of the U.S. Bureau of Reclamation Klamath Project; thence South 14°18' West along said boundary line of "C" Canal right of way 1331.5 feet; thence South 89°39' West parallel with said section line between Sections 19 and 30 a distance of 1590.6 feet, more or less, to a point which is 600 feet distant from the West line of said Section 30; thence North 0°08' East parallel with and 600 feet distant at right angles Easterly from said section line a distance of 1288.2 feet, more or less, to the point of beginning.

Together with an easement over and across the Northerly 30 feet of that portion of the NW ¼ NW ¼ of said Section 30 adjoining the above described parcel on the Westerly side thereof for road and public utility purposes.

Also, together with the right and privilege of conveying irrigation water to the above described tract along certain ditches now located and constructed over and across the E ½ NW ¼ of said Section 30.