



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

SUZANNE L. SIMONIS, Grantor,

conveys and warrants to

FRANCINA WRIGHT and JEFF WRIGHT, Grantee, wife and husband
REY

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 134633 (KEY NO)

Map/Tax Lot No(s): 2309-026DA-01600-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$55,000.00*.

*The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor.

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 3rd day of April, 2003.

Suzanne L. Simonis
SUZANNE L. SIMONIS

Polk
STATE OF OR COUNTY OF ~~Deschutes~~) SS.

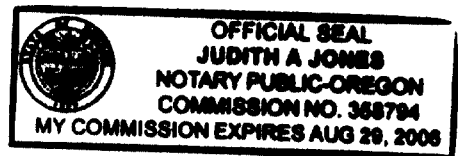
This instrument was acknowledged before me on April 3rd, 2003 by .

Judith A. Jones
(Notary Public)
My commission expires 8-29-2006

After recording return to:
WESTERN TITLE & ESCROW COMPANY
1345 NW WALL STREET, STE 200
BEND, OR 97701

Until a change is requested all tax statements shall be sent to the following address:
FRANCINA WRIGHT AND JEFF WRIGHT
145650 HWY 97
LA PINE, OR 97739

TITLE NO. 10-0057203
ESCROW NO. 10-0057203



22244

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NE1/4 SE1/4 of Section 26, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the NE1/4 of the SE1/4, thence North a distance of 400 feet; thence East a distance of 550 feet; thence South a distance of 400 feet; thence West a distance of 550 feet to the Southwest corner of the NE1/4 of the SE1/4, which is the point of beginning.

TOGETHER WITH an easement for road across the East and Southeasterly 50 feet of that property conveyed by L. W. Gerhart to C. W. Wright, Sr. by Warranty Deed recorded September 28, 1956 in Book 287, page 67, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement over, upon and across the Easterly 20 feet of that property conveyed by Luke W. Gerhart to Tim B. and Geneva Stivers by Warranty Deed recorded April 9, 1968 in Volume M68, page 2780, Microfilm Records of Klamath County, Oregon.

AND ALSO TOGETHER WITH a perpetual non-exclusive easement to use a strip of land 20 feet wide across an existing road as set forth in Easement recorded September 12, 1980 in Volume M80, page 17293, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for roadway across the Easterly 50 feet of that property conveyed by Luke W. Gerhart to Beulah R. Hall, et al, by deed recorded September 28, 1956 in Book 287, page 66, Deed Records of Klamath County, Oregon.

TOGETHER WITH an easement for roadway over, upon, and across that certain parcel of land conveyed to Suzanne L. Simonis by Quitclaim Deed dated May 7, 1999, recorded May 11, 1999 in Volume M99 Page 18211, said parcel described as follows:

That part of the NE1/4 SE1/4 of Section 26, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of the NE1/4 SE1/4 of said Section 26; thence West 220 feet to a point; thence South 720 feet to the true point of beginning; thence West a distance of 550 feet along Lot 4 (Gerhart Plat); thence South a distance of 30 feet to the Northwest corner of Lot 3 (Gerhart Plat); thence East 550 feet to the Northeast corner of Lot 3 (Gerhart Plat); thence 30 feet North to the Southeast corner of Lot 4 (Gerhart Plat).

TOGETHER WITH an easement for road across, over and upon the East 50 feet of that parcel of land conveyed by Luke W. Gerhart to William S. Mardock 3rd by Warranty Deed recorded December 6, 1960 in volume 326, page 64, Deed Records of Klamath County, Oregon.