

After Recording Return to:
TERRY A. PICKETT and PENNY J. PICKETT
General Delivery
Bonanza, OR. 97623

State of Oregon, County of Klamath
Recorded 06/04/2003 10:43 a m.
Vol M03 Pg 37809-10
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the address shown above.

WARRANTY DEED
(INDIVIDUAL)

K. MARK NELSON, TRUSTEE OF THE K. MARK NELSON TRUST, herein called Grantor, convey(s) to
TERRY A. PICKETT and PENNY J. PICKETT, husband and wife, herein called Grantees, all that real
property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent
upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

not pyp
The true and actual consideration for this transfer is \$ equitable exchange
(here comply with the requirements of ORS 93.930)

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 May 27, 2003.

THE K. MARK NELSON TRUST

BY: K. Mark Nelson, Trustee
K. MARK NELSON, TRUSTEE


STATE OF CALIFORNIA, County of Sacramento ss.

June
On May 2, 2003, personally appeared the above named K. MARK NELSON, AS TRUSTEE OF THE K.
MARK NELSON TRUST.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057082

Before me: 
Notary Public for California
My commission expires: 12-10-2005

Official Seal

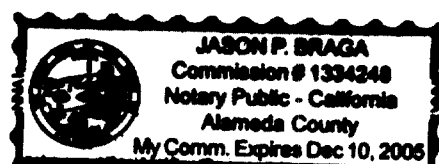


Exhibit A

The SE 1/4 SE 1/4 of Section 4, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following: Beginning at a point on the North line of the said SE 1/4 SE 1/4 and the centerline of said existing road, from which the Southeast corner of said Section 4 is South 21° 43' 30" East 701.00 feet and South 38° 01' 20" East 807.44 feet; thence Westerly to the Northwest corner of said SE 1/4 SE 1/4; thence Southerly to the Southwest corner of said SE 1/4 SE 1/4; thence Easterly along the South line of said Section 4 to a point on the centerline of said existing road; said point being Westerly 11 feet, more or less, from the Southeast corner of said Section 4; thence Northwesterly along the centerline of said existing road to the point of beginning, with bearings based on Survey No. 1547 as recorded in the office of the Klamath County Surveyor.

ALSO INCLUDING the S 1/2 SW 1/4 of Section 3, The N 1/2 NW 1/4, N 1/2 SW 1/4 NW 1/4 and SE 1/4 NW 1/4 of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion described as follows: The following tract of land located in the NW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of the N 1/2 SW 1/4 NW 1/4 Section 10; thence North along the West boundary line of said section, 730 feet to a point; thence East 730 feet; thence South 730 feet, more or less, to a point on the South line of the N 1/2 SW 1/4 NW 1/4; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows: A parcel of land situated in the SW 1/4 NE 1/4 and SE 1/4 NW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the iron pin marking the center of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, said pin being also the Northwest corner of East Bonanza Addition to the City of Bonanza, Klamath County Oregon; thence North along the West right of way of West Avenue 30.0 feet; thence East along the North right of way of Morine Avenue 137.9 feet; thence North 110.0 feet; thence West 217.95 feet to the centerline of a drain; thence South 11° 56' West along the centerline of said drain 143.1 feet to the East-West centerline of said Section 10; thence East along the said centerline of said Section 10, 109.64 feet to the point of beginning.

ALSO EXCEPT a tract of land situate in the SE 1/4 NW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North-South center section line of said Section 10, from which the North quarter corner of said Section 10 bears North 00° 02' 06" West 1997.28 feet; thence South 19° 16' 22" West, along the drain ditch 530.67 feet to the Northwesterly corner of parcel described in Deed Volume 353 at Page 253, as recorded in the Klamath County Deed Records; thence South 89° 30' 16" East, along the North line of said parcel, 20.44 feet to a 1/2 inch iron pipe; thence continuing along said line 155.03 feet to the North-South center section line of said Section 10; thence North 00° 02' 06" West 443.91 feet to a 5/8 inch iron pin; thence continuing North 00° 02' 06" West 58.53 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress as recorded August 7, 1997 in Book M-97 at Page 25957.