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MTT- 1396-5052

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Until a change is requested all tax statements shall be sent to the following address: same - no change

WARRANTY DEED

WILLIAM T. MERRILL and PAULINE L. MERRILL, husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto ROD J. OWENS and CYNTHIA M. OWENS, husband and wife, heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A"

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantor hereby covenant to and with said Grantee, his heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$140,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8th day of September, 1989.

William T. Merrill

Pauline L. Merrill

STATE OF OREGON)
County of Klamath) ss.

Before me this 8th day of September 1989, personally appeared the above-named Grantor, and acknowledged the foregoing instrument to be their voluntary act and deed.

Kristine L. Redd
Notary Public for Oregon

My Commission Expires: 11/16/91

(S E A L)

AFTER RECORDING RETURN TO:

Rod + Cynthia Owens

8280 Hill Rd

Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 06/05/2003 10:31 a m.
Vol M03 Pg 38267-68
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

EXHIBIT "A"

PARCEL 1

Lot 2, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

A parcel of land located in the SW1/4 NW1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being a portion of Lot 1 of Altamont Small Farms, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the Northerly line of Lot 1 of Altamont Small Farms from which the Northwest corner of said Lot 1 bears North 88 degrees 46' 35" West 180.00 feet; thence South 88 degrees 46' 35" East 453.43 feet to the Northeast corner of said Lot 1, thence South 00 degrees 11' 00" West 310.06 feet to the Southeast corner of said Lot 1; thence, along the Southerly line of said Lot 1, North 88 degrees 46' 35" West 453.43 feet; thence North 00 degrees 11' 00" East 310.06 feet to the point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND EXCLUSIONS:

1. Liens and assessments of Klamath Project and Klamath Irrigation district, and regulations, easements contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Klamath Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations contained in deed from R. H. Ellis and Blanche Day Ellis, his wife, to F.L. Weaver and Elsie H. Weaver, husband and wife, dated August 21, 1937, recorded October 28, 1943, in Volume 159 page 364, Deed records of Klamath County, Oregon as follows: "Subject to all contracts with United States of America, Klamath Water Users Association, and Klamath Irrigation District, relative to the reclamation and irrigation of said land, and all rights of way heretofore granted on in use for roads, ditches and canals and easements theretofore, and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line of lines of the land hereinbefore described".
5. Easement, including the terms and provisions thereof, from William T. Merrill and Pauline L. Merrill, husband and wife, to Oregon Water Corporation, a public utility of the State of Oregon, dated May 22, 1976, recorded May 28, 1976 in Volume M76 page 7939, Deed records of Klamath County, Oregon.