

AFTER RECORDING, RETURN TO:

State of Oregon, County of Klamath
 Recorded 11/25/03 11:25 a. m
 Vol M03 Pg 86622-25
 Linda Smith, County Clerk
 Fee \$ 36.00 # of Pgs 4

SEND TAX STATEMENTS TO:

285235

STATUTORY WARRANTY DEED

Eldwin H. Sorensen and Rebecca S. Ruddell-Sorensen, Trustees of the Eldwin H. Sorensen Revocable Trust dated 9/1/1995, Grantors, convey and warrant to Shane L. Mitchell and Kaci L. Mitchell, as tenants by the entirety, Grantees, that certain real property located in Klamath County, Oregon and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The subject property is conveyed to the Grantees, subject to the following reservations, restrictions, rights of way, and easements:

1. Grantees take title to the property subject to the requirements of the Order entered in Klamath County, Oregon Conditional Use Permit Case No. CUP 6-03, including the following restriction:

Grantees specifically recognize the rights of adjacent and nearby land owners to conduct farm and forest operations consistent with accepted farm practices and the Oregon Forest Practices Act. Grantees and their successors in interest are prohibited from filing and prosecuting any complaint of any type or kind concerning presently accepted resource management practices and farm uses that may occur on nearby land devoted to farm, forest, and other resource uses.

2. Grantees take title to the property subject to the following easements, the use of which are reserved to the Grantors:

(a) Easement for right of way, including terms and provisions thereof, recorded February 24, 1956 in Volume 281, Page 183, Deed Records of Klamath County, Oregon;

(b) Right of way, including terms and provisions thereof, recorded April 3, 1956 in Volume 282, Page 64, Deed Records of Klamath County, Oregon;

(c) Agreement for Easement, including terms and provisions thereof, recorded October

20, 1983 in Volume M83, Page 18141, Deed Records of Klamath County, Oregon;

(d) Letter of Intent, including terms and provisions thereof, recorded October 20, 1983 in Volume M83, Page 18152, Deed Records of Klamath County, Oregon;

(e) Agreement for Easement, including terms and provisions thereof, recorded October 20, 1983 in Volume M83, Page 18148 and re-recorded December 13, 1984 in Volume M84, Page 20816, Deed Records of Klamath County, Oregon;

(f) Easement, including terms and provisions thereof, recorded April 28, 1994 in Volume M94, Page 12855, Deed Records of Klamath County, Oregon;

(g) Easement, including terms and provisions thereof, recorded April 28, 1994 in Volume M94, Page 12859, Deed Records of Klamath County, Oregon; and

(h) Easements as contained on the Major Land Partition No. 85-83, filed January 23, 1985, Klamath County, Oregon; and

(i) Easement for access 60 feet by 90 feet in size located in the Northwest corner of the property described on Exhibit "A" attached hereto, and as more particularly shown on the Plat of Klamath County, Oregon Major Land Partition No. 85-83.

Grantors' right to use and enjoy each of the Easements retained hereby shall not be lost as a result of Grantors' non-use, past, present, or future, of the subject Easements.

3. Grantees take title to the property subject to rights of way and easements apparent on the land.

4. Grantees take title to the property subject to the terms and conditions of "(a) Covenants and Deed Restrictions, including terms and provisions thereof, recorded October 10, 1983 in Volume M83, Page 18154, Deed Records of Klamath County, Oregon; and (b) Boundary Line Agreement, including terms and provisions thereof, recorded December 8, 1983 in Volume M83, Page 20942, Deed Records of Klamath County, Oregon.

5. Grantees take title to the property subject to deferred real property taxes resulting from the disqualification of the property for farm use deferment under applicable State law.

6. Grantees take title to the property subject to all other reservations and restrictions of record, contracts, and/or liens for irrigation and/or drainage.

This conveyance is made pursuant to an Internal Revenue Code Tax Deferred Exchange on behalf of the Grantees. The consideration received by the Grantors as stated in dollars is

86624

\$70,500.

Dated this 25th day of November, 2003.

Eldwin H. Sorensen Revocable Trust,
Dated 9/1/1995

By: Eldwin H. Sorensen Tr.
Eldwin H. Sorensen, Trustee

By: Rebecca S. Ruddell-Sorensen Trust
Rebecca S. Ruddell-Sorensen, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 25 day of November, 2003 by
Eldwin H. Sorensen and Rebecca S. Ruddell-Sorensen, as Trustees of the Eldwin H. Sorensen
Trust Dated 9/1/1995.



[Signature]
Notary Public for Oregon

My Commission Expires: 8207

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the E 1/2 SE 1/4 of Section 7, T. 39 S., R. 10 E. W. M., Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84 page 20814 of the Klamath County Deed Records, being more particularly described as follows:

Beginning at a point on the Northerly line of said Deed Volume M84 page 20814, from which the C-E 1/16 corner of said Section 7 bears N. 89°49'13" W. 34.50 feet; thence along the boundary of said Deed Volume M84 page 20814, S. 89°49'13" E. 340.95 feet, along the arc of a curve to the right (radius = 259.41 feet, and central angle = 90°33'15") 409.99 feet, to a point 15 feet Easterly of an existing drain and S. 00°44'02" W. paralleling said drain, 130.08 feet; thence N. 89°49'13" W. 596.26 feet; thence N. 00°14'02" W. 392.00 feet to the point of beginning, with bearing based on the recorded survey of Major Land Partition No. 85-83.

Together with: Ingress and egress easement as recorded in Deed Volumes M84 page 20818 and M84 page 20820 of the Klamath County Deed Records, and access easements contained on the Major Land Partition No. 85-83.

SAVE AND EXCEPTING therefrom the following described property:

That property described in Property Line Adjustment 5-02. A tract of land being a portion of Parcel 1 of "Major Land Partition No. 85-83", situated in the E 1/2 SE 1/4 of Section 7, T. 39 S., R. 10 E. W. M., Klamath County, Oregon to be combined with Parcel 2 and excluded from Parcel 1, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of said Land Partition; thence along the West line of Parcel 1, N. 00°14'02" W. 70.00 feet; thence S. 89°49'13" E. 597.44 feet to a point on the East line of said Parcel 1; thence S. 00°44'02" W. along the East line of said Parcel 1, 70.00 feet to the Southeast corner of said Parcel 1; thence N. 89°49'13" W. 596.26 feet to the point of beginning, containing 41,777 square feet; more or less, with the bearings based on plat of said Land Partition on file at the office of the Klamath County Surveyor.

Tax Parcel Number: