



After recording return to:  
Gresham Family Trust  
17920 Cheyne Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Gresham Family Trust  
17920 Cheyne Road  
Klamath Falls, OR 97603

File No.: 7021-289262 (cs)  
Date: November 14, 2003

THIS SPACE F State of Oregon, County of Klamath  
Recorded 12/24/03 11:59 a m  
Vol M03 Pg 93091-99  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

### STATUTORY WARRANTY DEED

**Wilber C. Harnsberger and Carolyn L. Harnsberger, husband and wife, as to an undivided 1/2 interest and Alan E. Harnsberger, as to an undivided 1/2 interest, Grantor, conveys and warrants to Bernard Gresham and Shirley Gresham, Trustees of the Gresham Family Trust dated September 11, 1997, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from 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**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$437,500.00**. (Here comply with requirements of ORS 93.030)

93092

APN: 99716

Statutory Warranty Deed  
- continued

File No.: 7021-289262 (cs)  
Date: 11/14/2003

Wilber C. Harnsberger  
Wilber C. Harnsberger

Carolyn L. Harnsberger  
Carolyn L. Harnsberger

Alan E. Harnsberger  
Alan E. Harnsberger

STATE OF Oregon )  
 )ss.  
County of )

This instrument was acknowledged before me on this 19 day of December, 20 03  
by **Wilber C. Harnsberger and Carolyn L. Harnsberger and Alan E. Harnsberger.**

Susan Marie Campbell

Notary Public for Oregon

My commission expires: 3-27-06



APN: 99716

Statutory Warranty Deed  
- continuedFile No.: 7021-289262 (cs)  
Date: 11/14/2003**EXHIBIT A****LEGAL DESCRIPTION:**

Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 30: S1/2 NE1/4 and the SE1/4  
Section 31: N1/2 NE1/4

EXCEPTING THEREFROM the following: A parcel of land containing 1.96 acres more or less, situated in the SE1/4 NE1/4 of Section 30, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 30; thence South along the Section line common to Sections 29 and 30 a distance of 150 feet; thence West along a line parallel to the Northern boundary line of the SE1/4 NE1/4 of said Section 30, a distance of 570 feet; thence North along a line parallel to the Section line common to Sections 29 and 30, a distance of 150 feet; thence East along the North boundary line of the SE1/4 NE1/4 of Section 30, a distance of 570 feet to the point of beginning. Also known as Parcel 1 of Minor Partition 33-83 on file in the office of the Klamath County Clerk.

AND FURTHER EXCEPTING any portion thereof lying in the road.

TOGETHER WITH an easement over the following described real property;

All that portion of the SW1/4 SW1/4 of Section 20 and the NW1/4 NW1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian described as follows:

A strip of land for irrigation ditch purposes 30 feet wide, 15 feet on each side of a line heretofore staked out across said lands and located as follows: Beginning at a point in the Westerly line of right of way for the government C Canal at the Cheyne Pumphouse as now constructed and bearing approximately North 48°30' East 1590 feet from the Southwest corner of Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence along the outfall pipe South 45° West 100 feet; thence along a meandering falling grade contour roughly delineated by the following courses: South 75° West 265 feet; thence North 65° West 285 feet; thence South 5° East 300 feet; thence South 10°30' West 650 feet; thence South 26°40' West 1000 feet; thence South 3°20' West 500 feet; thence South 60° West 48 feet, more or less, to the Southwest corner of the NW1/4 NW1/4 of said Section 29, for the purpose of the construction and maintenance of a ditch on said strip of land, together with the right of Ingress and egress for same purposes.

ALSO TOGETHER WITH the following described easement and right of way:

A perpetual easement and right of way for the construction, maintenance, building and repairing of a drain ditch over and across the N1/2 of the S1/2 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon the center line of which is more particularly described as follows, to-wit:

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Statutory Warranty Deed  
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Beginning at a point in the Section line marking the Westerly boundary of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, 10 feet Southerly from the quarter section corner on the Westerly side of the said Section 29, and running thence East, parallel with and 10 feet distant at right angles Southerly from the East and West center line of said Section 29, 1978 feet; thence South 87°42' East 200 feet; thence North 87°42' East 200 feet; thence East, parallel with and 10 feet distant at right angles Southerly from the said East and West center line of the said Section 29, 1587 feet; thence South 87°42' East 400 feet; thence East 400 feet; thence North 87° East 300 feet, more or less, to its intersection with the Westerly boundary of the right of way of the "C" Canal of the U.S.R.S. being over and across the N1/2 of S1/2 of said Section 29, Township 40 South, Range 10 East of the Willamette Meridian.

ALSO TOGETHER WITH a perpetual easement 30 feet in width along the Easterly boundary of the property contained in Bargain and Sale Deed dated November 16, 1988, recorded November 21, 1988 in Volume M88 Page 19739, records of Klamath County, Oregon, along and West of the Westerly right of way of Cheyne Road as the same now exists, for irrigation and related purposes including the right of ingress and egress thereon for use, maintenance, repairs and upkeep; for the benefit of the following described property situated in Klamath County, Oregon: S1/2 NE1/4; SE1/4 of Section 30 and the N1/2 NE1/4 Section 31, all in Township 40 South, Range 10 East of the Willamette Meridian.