

State of Oregon, County of Klamath
Recorded 01/22/2004 3:18 p m
Vol M04 Pg 4126-28
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

UNTIL A CHANGE IS REQUESTED SEND ALL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:

9833 Spring Lake Road
Klamath Falls OR
97603 CE 4938

This space provided for recorder's use.

SPECIAL WARRANTY DEED

Alida B. Coleman who took title as Alida M. Coleman, Charles A. Brandt and Ruth Brandt-Miller, each as to an undivided one-third interest, all as tenants in common, Grantor, convey and specially warrant to Alan E. Harnsberger and Helen M. Noonan-Harnsberger, husband and wife, the real property ("Property") situated in Klamath County, Oregon described on attached and incorporated Exhibit 1, Tax Lot No's. 3909-3400-900 and 3909-3400-1000.

Grantor covenants to and covenants with Grantee and Grantee's heirs, successors and assigns that the Property is free from encumbrances created or suffered by Grantor and Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor.

This conveyance is given in fulfillment of that certain Real Estate Contract dated December 18, 1991 and recorded December 20, 1991, in Volume No. M91, at Page No. 26514, in the Official Records in the county clerk's office of Klamath County, Oregon.

The true consideration for this conveyance is \$150,000.00.

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.

DATED: January 3, 1992.

"SELLER"

Alida B. Coleman

Alida B. Coleman

By: Ruth Brandt-Miller

Ruth Brandt Miller, Attorney in Fact

Charles A. Brandt

Charles A. Brandt

By: Ruth Brandt-Miller

Ruth Brandt Miller, Attorney in Fact

Ruth Brandt-Miller
Ruth Brandt-Miller

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on January 3, 1992 by Ruth Brandt-Miller, as Attorney in Fact for Alida B. Coleman and Charles A. Brandt.


NOTARY PUBLIC FOR OREGON

My Commission Expires: 1/7/92

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on January 3, 1992 by Ruth Brandt-Miller.


NOTARY PUBLIC FOR OREGON

My Commission Expires: 1/7/92

The following described real property situate in Klamath County, Oregon:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Twp. 39 S.R. 9 E.W.M., thence South along the Section line 22.50 chains; thence Westerly at right angles with said Section line 20 chains; thence Northerly and parallel with the Section line aforesaid 22.50 chains, and thence Easterly 20 chains to the point of beginning, being the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and five acres off the North end of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34, Twp. 39 S.R. 9 E.W.M., SAVING AND EXCEPTING a ditch right of way over said property deeded to R. P. Breitenstein, by deed recorded in Book 55, at page 435, Deed Records of Klamath County, Oregon.

ALSO all that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Twp. 39 South, Range 9 E.W.M., in Klamath County, Oregon, described as follows: Beginning at a point in the East line of said Section 34, 1725 feet North of the Southeast corner of said Section; thence North 88° West 1006.4 feet; thence through the arc of a 40° curve right 66.5 feet to a point bearing North 74°42' West 66.5 feet; thence North 61°23' West 202.5 feet; thence through the arc of a 40° curve right 143.8 feet to a point bearing North 32°38' West 140.6 feet; thence North 3°53' West 72.4 feet to a point in the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section from which the quarter corner common to Sections 34 and 35, said Township and Range, bears North 66°28' East 1449 feet; thence North along the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34, 400 feet, more or less, to a point 165 feet South of the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34, thence East parallel with the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34, 1320 feet, more or less, to the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34; thence South 750 feet, more or less, to the point of beginning. LESS AND EXCEPTING $\frac{1}{4}$ of the County road along the West side of the herein described tract, $\frac{1}{4}$ of the right of way of the U.S.R.S. C-4 canal, and a strip of land one rod wide off the East side of the herein described tract heretofore deeded to the Klamath Irrigation District.

EXHIBIT 1
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