

04 OCT 29 PM 2:49

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After Recording Return to:

BRIAN W. EVANS and KIMBERLY A. EVANS

5280 Old Midland Rd.
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 10/29/04 2:49 p m

Vol M04 Pg 74336-37

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

Aspen 59711 MA
WARRANTY DEED
(INDIVIDUAL)

STEVEN A. BRUCE and JULIE BRUCE, herein called Grantors, convey(s) to BRIAN W. EVANS and KIMBERLY A. EVANS, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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.

The true and actual consideration for this transfer is **\$250,000.00**.
(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 October 28, 2004

Steven A Bruce
STEVEN A. BRUCE

Julie Bruce
JULIE BRUCE

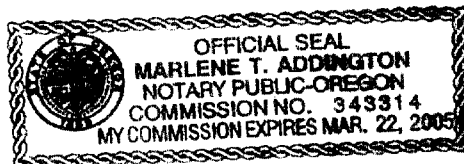
STATE OF OREGON, County of Klamath) ss.

On October 28, 2004, personally appeared the above named STEVEN A. BRUCE and JULIE BRUCE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Marlene T. Addington
Notary Public for Oregon
My commission expires: **March 22, 2005**

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059711



26x

74337

Exhibit A

The E 1/2 W 1/2 NE 1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. LESS the following described portion thereof, to wit:

Beginning at a point in the line marking the Northerly boundary of said Section 2 from which the Northeasterly corner of said Section 2 bears North 89° 53' East 1747.2 feet distant, and running thence South 0° 39' East 465.5 feet; thence North 78° 40' East, 62.5 feet; thence South 2° 45' East, 917 feet, more or less, to a point in the line marking the Northeasterly boundary of the right of way of the C-4-C Canal of the U.S.R.S. Klamath Project; thence Southeasterly along said right of way boundary line to its intersection with the Easterly boundary of the said W 1/2 NE 1/4 of said Section 2; thence Northerly along said boundary line to the Northeast corner of the said W 1/2 NE 1/4 of said Section 2; thence South 89° 53' West 422.2 feet, more or less, to the point of beginning.

ALSO SAVING AND EXCEPTING any portion lying within the USBR C-4-C Lateral.