

05 JUL 1 PM 3:40

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After recording return to:
Glen W. Halvorson and Rebecca D.
Halvorson
17000 W Langell Valley Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:

Glen W. Halvorson and Rebecca D.
Halvorson
17000 W Langell Valley Road
Bonanza, OR 97623

File No.: 7021-541395 (SAC)

Date: June 29, 2005

THIS SPACE FOR

State of Oregon, County of Klamath

Recorded 07/01/05 3:40 p m

Vol M05 Pg 50697-99

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Lewis W Sowles, III, Grantor, conveys and warrants to **Glen W. Halvorson and Rebecca D. Halvorson, as tenants by the entirety**, 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:

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.
2. The Taxes, a lien not yet payable..

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 **\$1,350,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 1 day of July, 2005

31F

APN: R599784

Statutory Warranty Deed
- continued

50698

File No.: 7021-541395 (SAC)
Date: 06/29/2005

Lewis W. Sowles III
Lewis W Sowles III

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1 day of July, 2005
by **Lewis W Sowles, III.**

[Signature]
Notary Public for Oregon
My commission expires: 8/2/07



APN: R599784

Statutory Warranty Deed
- continuedFile No.: 7021-541395 (SAC)
Date: 06/29/2005**EXHIBIT A****LEGAL DESCRIPTION:**

Township 40 South, Range 13 East of the Willamette Meridian

Section 23: SE 1/4

Section 25: NW 1/4; W 1/2 NE 1/4, and all that portion of the E 1/2 NE 1/4 lying Westerly of the Lost River Diversion Channel, EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927, in Volume 79 on page 131, and by deed recorded January 22, 1929 in Volume 85 on page 186, Deed Records of Klamath County, Oregon.

Section 26: E 1/2NW 1/4, N 1/2SW 1/4, NE 1/4, N 1/2SE 1/4 and portion of the W 1/2NW 1/4 described as follows: Beginning at a point 1020 feet East of the corner common to Sections 22, 23, 26 and 27, all in Township 40 South, Range 13 E.W.M., thence Southerly and Easterly 1500 feet, more or less, to a point where said course intersects the East line of the SW 1/4 NW 1/4 of Section 26, thence North along said subdivision line to the Northeast corner of the NW 1/4NW 1/4 of said Section 26, thence West 300 feet to the point of beginning.

Note: There are appurtenant easements to the property being insured on which no examination of the title has been made. Said easements will not be insured, but should be included in the forthcoming conveyance. Easements are described as follows:

Together with: The following perpetual easements, to run with the land, for the construction, repair, maintenance and joint use of Irrigation ditches for irrigation purposes:

- (a) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the South Section line of Sections 23 and 24 of Township 40 South, Range 13 East of the Willamette Meridian, a distance of 6400 feet, more or less, to Lost River Diversion Channel.
- (b) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the South line of the N 1/2 N 1/2 of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1790 feet, more or less, to the West side of the herein described property.
- (c) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the East-West center line of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1525 feet, more or less, to the Southwest corner of the herein described property.