

After Recording Return to:

DENNIS F. BROWN and LINDA F. BROWN

7749 Kings Way

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DENNIS F. BROWN and LINDA F. BROWN

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATC 61556 AF

BARBARA A. COULTAS and ROBERT M. GRASSO, herein called grantor, convey(s) to **DENNIS F. BROWN and LINDA F. BROWN, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$210,000.00**.
(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 August 17, 2005

Barbara A. Coultas
BARBARA A. COULTAS

Robert M. Grasso
ROBERT M. GRASSO

STATE OF OREGON, County of **Klamath**) ss.

On August 17, 05 personally appeared the above named **BARBARA A. COULTAS and ROBERT M. GRASSO** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061556

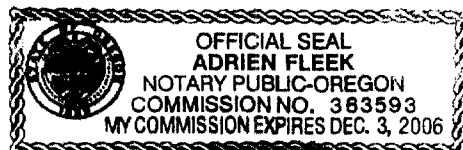
Before me:

Notary Public for Oregon

My commission expires:

Adrien Fleek
12-3-06

Official Seal



26-A

Exhibit A

PARCEL 1:

A tract of land situated in the SW 1/4 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve, said point being the true point of beginning of this description; thence along the arc of a curve to the left (central angle = 42° 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113° 45' 00" and radius = 100 feet) 198.53 feet; thence North 43° 08' 30" West 65.00 feet; thence North 31° 30' 33" East 130.72 feet to a point on the arc of a curve; thence Easterly along the arc of said curve to the left (central angle = 55° 42' 33" and radius = 205.06 feet) 199.38 feet; thence North 65° 48' 00" East 53.06 feet to the true point of beginning of this description.

PARCEL 2:

A tract of land situated in the SW 1/4 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42° 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113° 45' 00" and radius = 100 feet) 198.53 feet; thence North 43° 08' 30" West 65.00 feet to the true point of beginning of this description; thence North 31° 30' 33" East 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle = 15° 20' 37" and radius = 205.06 feet) 54.93 feet; thence North 43° 08' 30" West 31.12 feet; thence South 46° 51' 30" West 118.75 feet; thence South 42° 55' 14" East 120.00 feet to the true point of beginning.

TOGETHER WITH the above described 2 Parcels of property, an easement for ingress and egress to the above described tracts of land along a strip of land sixty (60) feet in width, said strip of land being measured thirty (30) feet on each side of and at right angles to the following described centerline:

Beginning at a point North 24° 12' 00" West 30.00 feet from the true point of beginning of the above described tract of land; thence South 65° 48' 00" West 53.06 feet; thence along the arc of a curve to the right (central angle = 71° 03' 30" and radius = 175.06 feet) 217.11 feet; thence North 43° 08' 30" West 81.00 feet; thence along the arc of a curve to the left (central angle = 47° 03' 50" and radius = 250 feet) 205.35 feet; thence South 89° 47' 40" West 116.54 feet to the point of terminus of this description.

AND a non-exclusive right of way and easement for road purposes along and upon the following described property, situated in Klamath County, Oregon, to wit:

A 60 foot strip of land situated in the N 1/2 Section 18, Township 39 South, Range 10 East of the Willamette Meridian, being 30 feet on either side of, measured at right angles from, the following described centerline:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 599.83 feet; thence North 00° 02' 42" West 439.32 feet.

AND ALSO, a 70 foot wide easement for ingress and egress as contained in Agreement for Easement, dated September 27, 1991, recorded November 19, 1991 in Volume M-91 at Page 24174, Deed Records of Klamath County, Oregon.

CODE 032 MAP 3910-018BO TL 01200 KEY #598053