

M05-65785

Klamath County, Oregon
10/04/2005 02:29:44 PM
Pages 2 Fee: \$26.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: James and Trudi Evans 17649 Highway 39 Klamath Falls, OR 97603
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-SPECIAL WARRANTY DEED-

Samuel Henzel and Thurston Henzel, Grantors, convey and specially warrant to James Evans and Trudi D. Evans, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

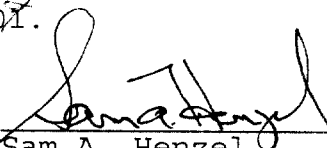
See Exhibit "A" attached hereto and by this reference incorporated herein.

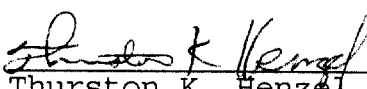
SUBJECT TO AND EXCEPTING: Reservations and restrictions of record, rights of way and easements of record and those apparent on the land, taxes, liens and assessments of record.

The true and actual consideration for this conveyance is assumption of debt and obligations, and such further rights and obligations set forth by court decree or judgment described in the Land Sale Contract.

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.

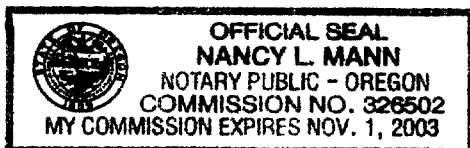
Dated: March 20, 2007.


Sam A. Henzel


Thurston K. Henzel

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 20th day of March, 2007, the above-named Sam A. Henzel and Thurston K. Henzel and acknowledged the foregoing instrument to be their voluntary act and deed.



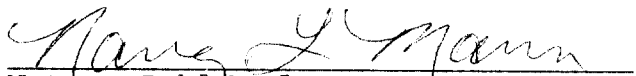

Notary Public for Oregon
My Commission expires: 11-1-03

EXHIBIT "A"

All that real property situated in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 1:

A tract of land situated in the S 1/2 of Section 21, Township 40 South, Range 10 East, W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the E 1/4 corner of said Section 21 bears N68°00'43"E 4124.07 feet; thence South 105 feet to the Southeast corner of a tract of land described as Parcel 1 in Volume M76-4925, as recorded in the Klamath County Deed Records; thence East 1692 feet, more or less, to the Westerly line of Lost River; thence Northwesterly, along said Westerly line to a point which bears East of the point of beginning; thence West to the point of beginning.

Parcel 2:

A tract of land situated in the S 1/2 of Section 21, Township 40 South, Range 10 East, W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the E 1/4 corner of said Section 21 bears N68°00'43"E 4124.07 feet; thence North 107.36 feet; thence West 100 feet; thence South 212.36 feet; thence East 69.28 feet to the centerline of an irrigation ditch; thence along the following courses and distances of the said centerline: S52°05'36"E 88.07 feet, S46°56'52"E 324.75 feet, S88°23'49"E 425.37 feet, N79°52'31"E 19.91 feet, S74°15'24"E 346.81 feet, S66°51'57"E 93.41 feet, S88°01'46"E 413.75 feet, N77°03'52"E 29.04 feet, S87°58'24"E 393.05 feet, and N50°01'E 59 feet, more or less, to the Westerly line of said Lost River; thence Northwesterly, along the said Westerly line of Lost River to a point which bears East from the point of beginning; thence West to the point of beginning.

Personal Property:

- 3 - 1/4 mile Wade wheel lines Model 70 - 4", Serial Nos. 11636, 11766, 12126
- 1 - 1/4 mile wheel line, Serial No. 1261

Located in Section 21, T. 40 S., R. 10 E., W.M., Klamath County, Oregon.

1/11/90
0893V

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 16th day
of Feb. A.D. 19 90 at 9:22 o'clock AM. and duly recorded in Vol. M90
of Deeds on Page 3112

FEE \$62.00

Evelyn Biehn County Clerk
By Blanche Mulford