

2000-06490

After recording return to:
HANS M. BECK
1349 Hawks Mountain Rd.
Roseburg, OR 97470

TITLE ORDER NO: 22-27109
KEY ESCROW NO: 22-27109

BOOK 1678 PAGE 997

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

COLE W. FERGUSON, an individual Grantor,

conveys and warrants to:

HANS M. BECK, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 10142.02 Map No:

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 \$245,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 21st day of March, 2000.

GRANTOR(S):

Cole W. Ferguson

COLE W. FERGUSON

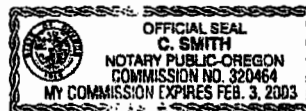
by Larry B. his attorney in fact

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on March 21, 2000,
by Cole W. Ferguson Larry Bans, Attorney in Fact for Cole W. Ferguson.

[Signature]
Notary Public for Oregon

My commission expires: 2/3/03



RECEIVED

MAY 23 2000

WATER RESOURCES DEPT.
SALEM, OREGON

EXHIBIT "A"

Parcel 1 of Major Land Partition 1991-0011, located in Section 22, Township 28 South, Range 5 West, Recorded February 27, 1991, Recorder's No. 91-03396, records of Douglas County, Oregon, described as follows:

All that portion of the Northeast quarter, the Southeast quarter of Section 22, Township 28 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and lying 20 feet Southerly of the following described road easement: Beginning at a point which bears South 87° 00' 00" East 505.0 feet and North 2833.54 feet from the one quarter corner common to Section 22 and Section 27 of Township and Range; thence along the following described road centerline; thence South 88° 47' 30" East 16.31 feet; thence South 66° 47' East 210.00 feet; thence South 51° 12' East 99.14 feet; thence South 33° 52' East 391.94 feet; thence South 58° 15' 30" East 248.23 feet; thence South 69° 39' East 273.80 feet; thence South 87° 33' East 118.00 feet; thence North 50° 03' East 282.57 feet; thence South 44° 10' East 389.55 feet; thence South 60° 40' East 171.50 feet; thence South 65° 42' East 342.00 feet; thence South 74° 16' East 152.67 feet; thence South 64° 36' East 20.00 feet to a point on the East boundary of said Section 22, which point bears South 812.00 feet from the one quarter corner common to Section 22 and Section 23, Township 28 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

Together with the road easement 35 feet in width, 15 feet on the North side and 20 feet on the South side of the following described road centerline: Beginning at a point which bears South 25° 07' 20" East 354.50 feet from the Northwest corner of Section 22, Township 28 South, Range 5 West, Willamette Meridian, which point is the intersection of the centerline of county road and the private road of Julian Hatfield; thence along the following described road centerline as follows: South 28° 43' East 490.00 feet; thence South 23° 41' 30" East 406.34 feet; thence South 05° 44' 30" East 144.95 feet; thence South 39° 02' 30" East 691.99 feet; thence South 22° 59' East 269.38 feet; thence South 25° 11' 30" East 512.92 feet; thence South 46° 29' 30" East 211.26 feet; thence South 16° 35' 30" East 102.56 feet; thence South 35° 30' 30" East 109.98 feet; thence South 9° 13' 30" East 109.93 feet; thence South 65° 54' 30" East 59.27 feet; thence North 47° 24' 30" East 257.25 feet; thence North 67° 24' East 65.21 feet; thence South 67° 46' East 63.90 feet; thence South 22° 02' East 36.13 feet; thence South 28° 54' East 136.18 feet; thence North 52° 01' East 24.50 feet; thence North 58° 05' East 118.22 feet; thence North 47° 55' East 157.42 feet; thence North 53° 11' East 113.26 feet; thence South 89° 09' East 228.70 feet; thence North 76° 37' East 298.22 feet; thence North 42° 30' 30" East 207.76 feet; thence South 88° 47' 30" East 177.93 feet to the point of beginning of said parcel one.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. An easement created by instrument, including the terms and provisions thereof,

Dated: October 12, 1964

Recorded: October 13, 1964 in Book 339, Page 313, Recorder's No. 346137, records of Douglas County, Oregon

In favor of: The California Oregon Power Company

For: electrical transmission and distribution and related facilities

3. Easement as reserved in Memorandum of Contract, including the terms and provisions thereof,

For: water channel and related facilities

Recorded: April 12, 1982 in Book 815, Page 995, Recorder's No. 82-03543, records of Douglas County, Oregon

Reserved by: Frank J. Harris and Dona C. Harris

Affects: as set out on document

4. Terms and provisions of appurtenant easement, including obligations for maintenance as established by Oregon law or as contained in Memo of Contract

Recorded: April 12, 1982 in Book 815, Page 995, Recorder's No. 91-03396, records of Douglas County, Oregon

And as set out in Land Partition,

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WATER RESOURCES DEPT.
SALEM, OREGON

Recorded: February 27, 1991, Partition No. 1991-0011, Recorder's
No. 91-03196, records of Douglas County, Oregon

5. An easement created by instrument, including the terms and provisions
thereof,

Recorded: July 19, 1991 in Book 1144, Page 529, Recorder's
No. 91-10967, records of Douglas County, Oregon

In favor of: Melvin B. Harris
For: perpetual non-exclusive easement
Affects: as set out on document

6. An easement created by instrument, including the terms and provisions
thereof,

Dated: January 27, 1997
Recorded: May 1, 1997 in Book 1469, Page 751, Recorder's
No. 97-09176, records of Douglas County, Oregon

In favor of: U S West Communications
For: construct, reconstruct, operate, maintain and remove
telecommunications facilities

STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

00 MAR 21 PM 3:17

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]
FEE 31

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MAY 23 2008

WATER RESOURCES DEPT.
SALEM, OREGON