

TICOR Title Insurance Company

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Edward M. McCallen and Patricia McCallen
Grantee: Randal Aebi and Nuria Aebi

Until a change is requested, all tax statements shall be sent to the following address:
Randal Aebi
Nuria Aebi
5305 NE Poverty Bend Rd
McMinnville OR 97128

After Recording return to:
Randal Aebi
Nuria Aebi
5305 NE Poverty Bend Rd
McMinnville OR 97128

Escrow No. 876273 JDR
Title No. 876273

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



\$31.00

200618922 10:12:59 AM 8/17/2006

DMR-DDMR Cnt=1 Str=3 SUSIE
\$10.00 \$10.00 \$11.00

876273

EDWARD M. MCCALLEN AND PATRICIA MCCALLEN, AS TENANTS BY THE ENTIRETY, Grantor, conveys and warrants to RANDAL AEBI AND NURIA AEBI, AS TENANTS BY THE ENTIRETY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

See Attached Legal Description!

The said property is free from encumbrances except: As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use, Rights of the public in and to that portion lying within streets, roads and highways, Easement including the terms and provisions thereof Recorded August 23, 1949, in Book 154, Page 225, Deed Records; Easement including the terms and provisions thereof Recorded May 17, 1968, in Film Volume 68, Page 105, Deed and Mortgage records. Subject to existing oral and written farm leases.
2006/2007 taxes a lien due but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is \$554,500.00. (Here comply with the requirements of ORS 93.030).

Dated this 16th day of Aug, 2006.

Edward M. McCallen
Patricia McCallen

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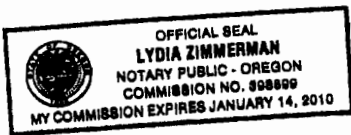
SEP 29 2006

WATER RESOURCES DEPT
SALEM, OREGON

State: OR
County: Yamhill

The foregoing instrument was acknowledged before me this 16th day of Aug, 2006 by:
Edward M. McCallen and Patricia McCallen

Lydia Zimmerman
Notary Public
My Commission Expires January 14, 2010



All that portion of the Charles S. Tustin Donation Land Claim, Notification No. 1228, Claim No. 45 and all that portion of the Miles Carey Donation Land Claim, Notification No. 1229, Claim No. 44 in Sections 2 and 3, Township 4 South, Range 4 West, of the Willamette Meridian, County of Yamhill, State of Oregon, being more particularly described as follows:

Beginning at a point 20.14 chains West and 11.935 chains South of the Northeast corner of the Charles S. Tustin Donation Land Claim, Notification No. 1228, Claim No. 45; and being in the center of State Highway No. 47; thence East 17.357 chains to the Westerly margin of the Southern Pacific Railway right-of-way; thence South 27°34' East along the Westerly margin of said Railway right-of-way 23.285 chains to stake; thence South 11° West .82 chains to a stone in creek branch; thence South 36°0'30" East 1.86 chains to stone; thence South 11.15 chains to stone; thence West 10.93 chains to stone; thence South 9° West 9.04 chains to stake; thence West 16.50 chains to stake in the center of County Road; thence North along the center of said road 42.655 chains to the Point of Beginning.

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SEP 29 2006

WATER RESOURCES DEPT
SALEM, OREGON

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