

KNOW ALL MEN BY THESE PRESENTS, That TULANA FARMS, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CRANCO, a joint venture

, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as to a portion of said real property, that certain contract of sale between Tulana Farms and BHF Properties Ltd., a memorandum of which was recorded December 29, 1976, in Volume M-76, Page 20790.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 17 day of May, 1977.

(SEAL)

TULANA FARMS

By John B. Anderson President

By R. N. Oberg Secretary

STATE OF CALIFORNIA,

COUNTY OF Yolo

ss. May 17, 19 77, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN B. ANDERSON, known to me to be the

of the PRESIDENT OF TULANA FARMS the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

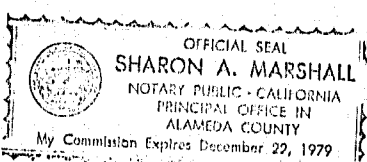
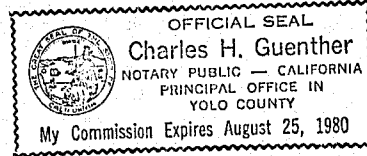
STATE OF CALIFORNIA,

COUNTY OF Alameda

ss. Charles H. Guenther, 19 77, before me, the undersigned, a Notary Public in and for said State, personally appeared R. N. OBERG, known to me to be the

of the SECRETARY OF TULANA FARMS the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.



LOWER LAKE RANCH

IN TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN

IN SECTION 1:

A piece or parcel of land lying between the rights of way for the Southern Pacific Railroad, and the Dalles-California Highway in Lot 1 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point at the intersection of the line marking the Easterly boundary of the right of way of the Southern Pacific Railroad, which is a line parallel with and 50.0 feet distant at right angles Southeasterly from the center line of the said Southern Pacific Railroad, as the same is now located and constructed, with a line parallel with and 92.54 feet distant at right angles Southerly from the township line which marks the Northerly boundary of the said Section 1, Township 40 South, Range 8 East of the Willamette Meridian, from which point of intersection, the section corner at the Northeasterly corner of the said Section 1, Township 40 South, Range 8 East of the Willamette Meridian, bears North $88^{\circ}22\frac{1}{2}'$ East, 2927.6 feet distant, and running thence Southwesterly along the said Easterly right of way line of the said Southern Pacific Railroad, 1105 feet, more or less, to its intersection with the meander line marking the Southerly boundary of the said Lot 1, of the said Section 1, Township 40 South, Range 8 East of the Willamette Meridian; thence South $40^{\circ}58'$ East along said meander line 97.5 feet, more or less, to its intersection with the line marking the Westerly boundary of the right of way of the Dalles-California Highway, which is a line parallel with and 50.0 feet distant at right angles Northwesterly from the center line of the said The Dalles-California Highway, as the same is now located and constructed; thence Northeasterly along the said Westerly right of way line of the said The Dalles-California Highway 1190 feet, more or less, to its intersection with the said line parallel with and 92.54 feet distant at right angles Southerly from the township line marking the Northerly boundary of the said Section 1, Township 40 South, Range 8 East of the Willamette Meridian; thence North $89^{\circ}49'$ West, along said parallel line 97.3 feet, more or less, to the said point of beginning.

ALSO Beginning at the Northwestern corner of the $S\frac{1}{2}SE\frac{1}{4}NE\frac{1}{4}$ of the said Section 1, Township 40 South, Range 8 East of the Willamette Meridian, and running thence North $89^{\circ}49'$ West 704.4 feet, more or less, to a point in the line marking the Northeasterly boundary of the right of way of the Midland-Mack Store Road, which is a line parallel with and 30.0 feet distant at right angles Northeasterly from the center line of the said Midland-Mack Store Road, as the same is now located and constructed; thence South $38^{\circ}25\frac{1}{2}'$ East, along said Northeasterly right of way boundary 1134.2 feet, more or less, to its intersection with the line marking the Easterly boundary of Lot 2, of Section 1, Township 40 South, Range 8 East of the Willamette Meridian; thence North $0^{\circ}02'$ West, along said line marking the Easterly boundary of the said Lot 2 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, 886.3 feet, more or less, to the said point of beginning.

All those portions of Lots 1 and 2, Section 1, lying Southwesterly of the Midland-Mack Store Highway as now constructed and in use, in Township 40 South, Range 8 East of the Willamette Meridian.

The $S\frac{1}{2}SE\frac{1}{4}NE\frac{1}{4}$ of Section 1, Township 40 South, Range 8 East of the Willamette Meridian.

Lots 3, 4 and 9 of Section 1, SAVING AND EXCEPTING that portion of the A. H. Patterson, Sr. property described in deed recorded in Book 199 page 113, which lies Northerly and Easterly of the Northeast boundary of the New North Canal of the Klamath Drainage District and SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon by deed dated May 23, 1947, recorded June 3, 1947 in Deed Book 207 page 156, records of Klamath County, Oregon.

All that portion of Lot 6, Section 1, lying Easterly of the Central Pacific Railway Company right of way, SAVING AND EXCEPTING that portion thereof lying Northerly of the Midland-Mack Store Highway and having been conveyed to Arthur Neil Phipps, et al, by deed dated March 14, 1950, recorded March 17, 1950, in Book 237 page 387, Deed Records of Klamath County, Oregon, and ALSO SAVING AND EXCEPTING that portion thereof conveyed to Klamath County by deed dated April 21, 1934, recorded September 19, 1934, in Deed Book 103 page 506 Records of Klamath County, Oregon, and ALSO SAVING AND EXCEPTING therefrom the portion conveyed to the State of Oregon by deed dated May 31, 1947, recorded June 25, 1947, in Book 208 page 87, Deed Records of Klamath County, Oregon.

Those portions of Lot 7, the NE $\frac{1}{4}$ SW $\frac{1}{4}$, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, lying Easterly of the Central Pacific Railway Company right of way SAVING AND EXCEPTING from said Lot 7 that portion conveyed to the State of Oregon by deed dated May 31, 1947, recorded June 25, 1947, in Book 208 page 87, Deed records of Klamath County, Oregon.

All of Lots 5 and 8, and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1.

IN SECTION 11:

That portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying Easterly of the Central Pacific Railroad right of way.

IN SECTION 12:

All that portion of Section 12 lying Easterly of the Central Pacific Railroad right of way.

IN SECTION 13: ALL

IN SECTION 14:

That portion of the E $\frac{1}{2}$ lying Easterly of the Central Pacific Railroad right of way.

IN SECTION 23:

All that portion of Section 23 lying Easterly of the Central Pacific Railroad right of way. See Exception

IN SECTION 24: All

IN SECTION 25: All EXCEPT the SE $\frac{1}{4}$ NW $\frac{1}{4}$

IN SECTION 26: All East of the Railroad. See Exception

IN SECTION 27:

That part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the Easterly right of way line of the Klamath Falls-Dorris State Highway.

IN SECTION 33:

W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; ALSO That portion of the SW $\frac{1}{4}$ of Section 33 Township 40 South, Range 8 East of the Willamette Base and Meridian, included within the land of the Southern Pacific Company described in Deed dated August 31, 1908, from H. F. Chapman, et al to California Northeastern Railway Company, recorded January 1, 1909, in Deed Book 25 page 399, and in Deed dated August 30, 1907 from H. F. Chapman, et al to California Northeastern Railway Company, recorded October 3, 1907, in Deed Book 23 page 205, as conveyed to Tulana Farms in Deed Volume M66, page 5795, records of Klamath County, Oregon.

IN SECTION 34:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; ALSO that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southeasterly of the Klamath Falls-Dorris Highway.

That part of the SW $\frac{1}{4}$ of Section 34 described as follows: Beginning at a point that is distant South 89°29' East 351.66 feet from the Section corner common to Sections 3 and 4, Township 41 South, Range 8 East of the Willamette Meridian, and Sections 33 and 34, Township 40 South, Range 8 East of the Willamette Meridian, said point being distant 50 feet South-easterly measured at right angles from the center line of the Central Pacific Company's originally located main track at Engineer Station 2640+59.67; thence North 32°17'30" East, parallel to said center line of main track, 1740.33 feet to a point distant 50 feet Southeasterly at right angles from said center line of the Central Pacific Railway Company's originally located main track at Engineer's Station 2658+00; thence South 57°42'30" East 100.0 feet to the Northwestern right of way line of the Klamath Falls-Dorris Highway; thence South 32°17'30" West along said right of way line 1678.39 feet to the South line of said Section 34; thence North 89°29' West along said South line of Section 34 a distance of 117.63 feet to the point of beginning.

IN SECTION 35: All

IN SECTION 36: All

IN TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN

IN SECTION 6:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of the New North Canal of the Klamath Drainage District.

IN SECTION 7:

Lots 1, 8, 9, 10 and 13; and the S $\frac{1}{2}$ NW $\frac{1}{4}$; the SW $\frac{1}{4}$; the W $\frac{1}{2}$ SE $\frac{1}{4}$; and SE $\frac{1}{4}$ SE $\frac{1}{4}$; and that portion of the NE $\frac{1}{4}$ and Lot 7 lying Southerly and Westerly of the center line of the said New North Canal.

IN SECTION 18: All

IN SECTION 19: All

IN SECTION 30: The W $\frac{1}{2}$ and the W $\frac{1}{2}$ NE $\frac{1}{4}$ West of Klamath Straits.

IN SECTION 31: The W $\frac{1}{2}$ and the SE $\frac{1}{4}$

IN TOWNSHIP 41 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN.

IN SECTION 1: The W $\frac{1}{2}$

IN SECTION 2: All

IN SECTION 3:

All; EXCEPTING from Lot 1 that portion lying Westerly of the Central Pacific Railroad right of way, ALSO EXCEPTING Lot 4 heretofore conveyed to Klamath Drainage District by Deed Volume 233 page 550, records of Klamath County, Oregon.

IN SECTION 4:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$, and Lot 1; That portion of the N $\frac{1}{2}$ of Section 4; Township 41 South, Range 8 E.W.M., included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F. H. Downing, et al to California Northeastern Railway Company, recorded June 7, 1907 in Deed Book 22 page 549 and in Deed dated December 19, 1907 from D. E. Gordon, et ux to California Northeastern Railway Company, recorded January 30, 1908, in Deed Book 23 page 497, as conveyed to Tulana Farms by Deed Volume 266 page 5794, records of Klamath County, Oregon.

IN SECTION 6: The NE $\frac{1}{4}$ SE $\frac{1}{4}$

IN SECTION 10: THE NE $\frac{1}{4}$ NE $\frac{1}{4}$

IN SECTION 11: All, EXCEPT the SW $\frac{1}{4}$ SW $\frac{1}{4}$

9275

IN SECTION 12: The W $\frac{1}{2}$

IN SECTION 13: The N $\frac{1}{2}$ NW $\frac{1}{4}$ and Lots 3 and 4

IN SECTION 14: The N $\frac{1}{2}$ NE $\frac{1}{4}$, the NE $\frac{1}{4}$ NW $\frac{1}{4}$, and Lots 1, 2, 3 and 4 (the interest conveyed as to Lot 4 is the grantor's reversionary interest).

IN TOWNSHIP 41 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN

IN SECTION 6: The S $\frac{1}{2}$ SW $\frac{1}{4}$

IN SECTION 7: All

Lots 1 thru 6 in Block 2, Second Addition to Midland

Lots 8 thru 16 in Block 45, Townsite of Worden

SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS

A piece or parcel of land lying in a strip 100.0 feet in width immediately adjacent on the Southeasterly side of the original canal right of way of the Klamath Drainage District over and across the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the Fractional NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 40 South, Range 8 East of the Willamette Meridian, containing 5.98 acres, more or less, and more particularly described as follows: BEGINNING at the point in the line marking the Northerly boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 40 South, Range 8 East of the Willamette Meridian, where a line parallel with and 310.0 feet distant at right angles Southeasterly from the center line of the Southern Pacific Railroad as the same is now located and constructed intersects the same and from which point the Section corner common to Sections 22, 23, 26 and 27, Township 40 South, Range 8 East of the Willamette Meridian bears South 54°37' West, 2308.1 feet distant and running thence South 16°57 $\frac{1}{2}$ ' West along a line parallel with and 310.0 feet distant at right angles Southeasterly from the said center line of the Southern Pacific Railroad and which said parallel line is the Southeasterly boundary of the right of way of the Klamath Drainage District's South Canal, 2593.5 feet, more or less, to a point in the Northerly boundary of the right of way of the said South Canal of the Klamath Drainage District, which is a line parallel with and 100.0 feet distant at right angles Northeasterly from the center line of the said canal as the same is now located and running, thence South 75°34 $\frac{1}{2}$ ' East along last mentioned boundary line 100.1 feet, more or less, to its intersection with a line which is parallel with and 410.0 feet distant at right angles Southeasterly from the said centerline of the Southern Pacific Railroad, and running thence North 16°57 $\frac{1}{2}$ ' East, along said last mentioned parallel line, 2620.0 feet, more or less, to its intersection with the Northerly boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 40 South, Range 8 East of the Willamette Meridian; thence South 89°48 $\frac{1}{2}$ ' West, along last mentioned boundary line, 104.7 feet, more or less, to the said point of beginning.

That portion conveyed to The United States in Deed Volume 24 page 163, records of Klamath County, Oregon: West Triangle: Required for drainage channel described as follows: Beginning at a point (in California and Northeastern Railway right of way boundary line opposite Station 2813 + 70) bearing S 23°59'32" W from $\frac{1}{4}$ corner common to Sections 14 and 23, Tp 40 S R 8 EWM, and distant from said $\frac{1}{4}$ corner 612.1 feet; thence N 73°6 $\frac{1}{2}$ ' W to left or south bank of Klamath Straits; thence in a general easterly direction along said bank of Klamath Straits to intersection of same with California and Northeastern Railway west right of way boundary line; thence S 16°53 $\frac{1}{2}$ ' W along said right of way boundary line to point of beginning, containing 0.4 acres, more or less. East Triangle: Required for drainage channel described as follows: Beginning at a point (in California and Northeastern Railway right of way line opposite Station 2813 + 35) bearing S 2°21'30" E from $\frac{1}{4}$ corner common to Sections 14 and 23, Tp 40

S R 8 EWM and distant from said $\frac{1}{4}$ corner 680.5 feet; thence N $55^{\circ}53\frac{1}{2}'$ E to left or south bank of Klamath Straits; thence in a general westerly direction along said bank of Klamath Straits to intersection of same with California and Northeastern Railway east right of way boundary line; thence along said right of way boundary line S $16^{\circ}53\frac{1}{2}'$ W to point of beginning, containing 1.09 acres, more or less. The above described lands being situated in Section 23, Township 40 S R 8 EWM, Klamath County, Oregon.

The following property conveyed to United States of America in Deed Volume 172 page 336, records of Klamath County, Oregon: All that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 23, Twp. 40 S.R. 8 E.W.M., lying South of the Klamath Straits and East of the U.S. Highway No. 97 lying North and East of a line described as follows: Beginning at a point on the East right of way line of US Highway No. 97 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Twp. and Rg. aforesaid, from which the Northwest corner of Section 23, Tp. and Rg. aforesaid, bears N $73^{\circ}53'$ W 2937.1 feet, and running thence S $73^{\circ}06'30''$ E 900.2 feet; thence S $37^{\circ}56'30''$ E 162.1 feet; thence S $69^{\circ}03'30''$ E 330 feet, more or less, to a point on the South boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Twp. and Rg. aforesaid, from which the Northwest corner of Section 23, Tp. and Rg. aforesaid, bears N $72^{\circ}05'$ W 4299.4 feet distant.

A piece or parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$; the S $\frac{1}{4}$ NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26; and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27; all in Township 40 South, Range 8 East of the Willamette Meridian, containing 79.7 acres, more or less, situate in Klamath County, Oregon, and more particularly described as follows: Beginning at the point of intersection of the Easterly boundary of the right of way of the Dalles-California Highway, as same is now located, and constructed, with the Southerly boundary of the right of way of the Ady Canal of the Klamath Drainage District as now located and constructed, from which the Section corner common to Sections 22, 23, 26 and 27 of the above Township and Range bears North $36^{\circ}30\frac{1}{2}'$ West 1630.7 feet distant, and running thence South $75^{\circ}34\frac{1}{2}'$ East along the said Southerly boundary of the right of way of the Ady Canal 652.3 feet; thence South $0^{\circ}07'$ West 2479.2 feet, more or less, to a point in the Southerly boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 26; thence leaving the boundary of the right of way of the said Ady Canal, South $89^{\circ}50'$ West along the said Southerly boundaries of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 26, and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of the said Section 27, 2147.0 feet, more or less, to an intersection with the said Easterly boundary of the right of way of the Dalles-California Highway; thence North $32^{\circ}21\frac{1}{2}'$ East, following said right of way line, 2097.0 feet; thence following a $1^{\circ}38\frac{1}{2}'$ circular curve to the left, 937.8 feet; thence North $16^{\circ}57\frac{1}{2}'$ East 23.5 feet, more or less, to the said point of beginning (excepting therefrom the grantor's reversionary interest in the property described in this paragraph).

The following property conveyed to United States of America in Deed Volume M76, page 4718 Microfilm records of Klamath County, Oregon: A strip or parcel of land in said Section 23, Township 40 South, Range 8 East of the Willamette Meridian, said County and State, containing an area of 3.8 acres, and described as follows: Beginning at said Point "D", said point being the most westerly point of the hereinabove described Parcel One; thence from said point of beginning North $89^{\circ}02'$ West 142.2 feet; thence North $71^{\circ}43'$ West 1226.7 feet to a point in the Easterly right of way boundary of U.S. Highway No. 97, said point being South $69^{\circ}53'$ East 2942.6 feet from the northwest corner of Section 23, thence along said right of way boundary North $18^{\circ}17'$ East 150.0 feet; thence leaving said boundary South $72^{\circ}06'$ East 900.1 feet; thence South $36^{\circ}56'$ East 162.1 feet; thence South $68^{\circ}03'$ East 330.0 feet to the point of beginning.

The following described parcels conveyed to Southern Pacific Company in Deed Volume M65, page 300, Microfilm records of Klamath County, Oregon:

PARCEL 1: A piece or parcel of land situate in Government Lot 1 of Section 3, in Government Lot 1 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, all in Township 41 South, Range 8 East of the Willamette Meridian, County of Klamath, State of Oregon, and described as follows: That portion of said Lot 1 of Section 3 and said Lot 1 and said NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 4, bounded easterly by the westerly line of Oregon State Highway U.S. 97, bounded southerly by the easterly prolongation of the southerly line of the 0.701 acre parcel of land described as Parcel 2 in deed dated December 26, 1963, from Winston H. Patterson, et ux, to Southern Pacific Company recorded December 27,

1963, in Volume 350 of Deeds, Page 146, Records of said County (said prolongation being the southerly line of Lot 1 of said Section 4 and bearing South 80°00' East), bounded northerly by the southwesterly line of the County Road leading from said Oregon State Highway U.S. 97 to Keno, Oregon, and bounded westerly by the following described line: Beginning at the point of intersection of the east line of the W¹/₂SE¹/₄ of said Section 4 with the southerly line of Lot 2 of said Section 4, said point being the southeasterly corner of said 0.701 acre parcel of land described as Parcel 2 in said deed and is distant South 17°55'06" West 4267.65 feet from the northeast corner of said Section 4; thence North along said east line, being also the west line of said Lot 1 of Section 4, a distance of 320.83 feet to a point; thence Northeasterly along a curve to the left having a radius of 5679.60 feet and central angle of 10°50'35" (tangent to said curve at last mentioned point bears North 31°47'35" East) an arc distance of 1074.85 feet; thence North 20°37' East 99.56 feet; thence North 20°27' East 2359.20 feet; thence North 22°08'15" East 75.75 feet to a point; thence Northeasterly along a curve to the right having a radius of 3869.75 feet and central angle of 6°40'19" (tangent to said curve at last mentioned point is last described course) an arc distance of 450.62 feet to a point in the north line of said Section 3, distant thereon North 89°29'30" East 245.33 feet from the northwest corner of said Section 3; thence continuing Northeasterly along the continuation of said curve to the right having a radius of 3869.75 feet, an arc distance of 111.65 feet to the northerly terminus of the line being herein described.

PARCEL 2: That portion of Government Lot 1 of Section 3, Township 41 South, Range 8 East of the Willamette Meridian, County of Klamath, State of Oregon, included within a strip of land 100.0 feet in width, lying contiguous to and easterly of the line particularly described in the above described Parcel 1.

EXCEPTING THEREFROM that portion thereof lying southerly of the northerly line of County Road leading from Oregon State Highway U.S. 97 to Keno, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above described 100.00 foot wide strip of land lying northwesterly of the southeasterly line of land of the Southern Pacific Company.

WILLIAMSON RIVER RANCH

IN TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN

PARCEL 2-A:

IN SECTION 19: Lots 2, 3, 4, 5, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30 and the following described tract: Starting at a point 7.85 chains West from the Section corner common to Sections 19, 20, 29 and 30, Township 35 S.R. 7 E.W.M., and running thence West 12.15 chains; thence North 20 chains to the center line of the old Dalles-California Highway; thence South 25° East following the center line of the said Old Dalles-California Highway 17.00 chains; thence in a Southeasterly direction also following the center of the said Dalles-California Highway 7.27 chains, more or less, to the starting point. Being a part of Lots 24 and 31 of said Section 19.

EXCEPTING from Lot 3 the following described parcel: Beginning at the intersection of the North section line of Section 19, said Township and Range and the West right of way line of State Highway 427; thence South 13°10'28" East along the West right of way line 415.69 feet; thence North 89°36'24" West parallel to the North section line of Section 19, 577.28 feet to Agency Lake; thence North 3°50'07" West along the shore line of Agency Lake 405.20 feet to the North section line of Section 19; thence South 89°36'24" East along the section line of Section 19, 509.63 feet to the point of beginning.

PARCEL 2-B:

IN SECTION 20: Lots 11, 13, 17, 18, 23, 24, 28 and 29, EXCEPTING from Lots 18 and 23 the following described parcel: Beginning at a point on the southerly bank of Williamson River which lies West a distance of 225

feet and North a distance of 61 feet from the Northeast corner of said Lot 23, said beginning point being the Northeast corner of parcel of land described in Deed Volume 106 page 474, records of Klamath County, Oregon; thence South a distance of 190.03 feet to the Southeast corner of said parcel; thence N. 72°05' W. to a point on the North line of said Lot 23 which is 700 feet East of the Northwest corner of said Lot and which said point is the Southwest corner of parcel of land described in Deed Volume 106 page 291, records of Klamath County, Oregon, thence North along the West line of last mentioned parcel, a distance of 210 feet, more or less, to a point on the Southerly bank of Williamson River; thence Easterly along said Southerly bank to the point of beginning.

PARCEL 2-C:

IN SECTION 30: Lot 3, LESS the East 250 feet thereof, All of Lots 4, 5, 6, 7, 14, 15, 16, 17, 19, 23, 24, 25, 26, 27, 28, 33, 34, 35, 36, 37 and the West 10 chains (660 feet) of Lots 3, 13 and 18.

PARCEL 2-D:

IN SECTION 31:

Lot 4 EXCEPTING therefrom the following described parcel: Beginning at a point on the North line of said Lot 4 which bears N. 89°39'50" E. a distance of 498.3 feet from the Northwest corner of said Lot 4; thence S. 07°13'10" E. a distance of 336.7 feet to a point; thence S. 51°05'40" E. a distance of 165.5 feet to a point; thence S. 06°30'30" E. a distance of 50.5 feet to a point; thence N. 80°02'40" E. a distance of 135 feet, more or less, to a point on the Westerly bank of Williamson River; thence Northerly along said Westerly bank to the Northeast corner of said Lot 4; thence S. 89°39'50" W. along the North line of said Lot 4 to the point of beginning.

Lots 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37 and portion of Lots 11, 20, 21, 28, 29 and 38 in Section 31, more particularly described as follows: Beginning at the stone monument marking the section corner common to Sections 31 and 32, Township 35 South, Range 7 E.W.M. and to Sections 5 and 6, Township 36 S.R. 7 E.W.M.; thence South 89°55' 3/4' West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0°25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the True Point of beginning of this description; thence South 89°55' 3/4' West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0°55' 3/4' West 1271.7 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE 1/16 corner of said Section 31); thence North 0°25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner on the East-West centerline of said Section 31); thence North 0°19' 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0°19' 3/4' West 55.0 feet distant; thence South 13°14' East 3955.5 feet, more or less, to the True Point of Beginning.

EXCEPTING that portion of Lot 12, more particularly described as follows: A portion of Lot 12 beginning at the Northeast corner of Lot 12, said Township and Range; thence South 0°19' 3/4' East 55.0 feet to an iron pin; thence North 45°18' 3/4' West 77.8 feet to an iron pin; thence North 89°40' East 55.0 feet, more or less, to the point of beginning; containing 0.04 acres, more or less

IN TOWNSHIP 36 SOUTH, RANGE 7 EAST OF THE WILLANETTE MERIDIAN

PARCEL 2-E:

IN SECTIONS 5 and 8 described as follows: Beginning at a point on the West line of said Section 5 which bears S 0°21'20" E. a distance of 644.5 feet from the Northwest corner of said Section 5; thence S. 33°55'20" E. a distance of 4,666.55 feet, more or less, to a point on the North-

South center Section line of said Section 5, which point bears N. 1°18'55" E. a distance of 723.9 feet from the South one-quarter corner of said Section 5; thence S. 1°09'50" E. a distance of 1,768.3 feet to a deep water channel situate in the NW¼NE¼ of said Section 8; thence West a distance of 52.55 feet to a point on the North-South centerline of said Section 8; thence North along said centerline a distance of 1,044.2 feet, more or less, to the Quarter section corner common to said Sections 5 and 8; thence West along the South line of said Section 5 to the Southwest corner thereof; thence North along the West line of said Section 5 to the point of beginning. Said parcel being all of Lots 20, 21, 28, 29, 30 and portions of Lots 4, 5, 12, 13, 14, 19, 22, 27 and 31 in Section 5, and portion of the NW¼NE¼ of Section 8.

PARCEL 2-F:

IN SECTION 6: All of Section 6, SAVINGS AND EXCEPTING The North 30 feet of Lot 1 of Section 6, Township 36 South, Range 7 E.W.M., as conveyed by Tulana Farms to Klamath County by deed executed January 11, 1954, recorded January 13, 1954, in Deed Volume 265, page 50, Deed Records of Klamath County, Oregon.

IN SECTION 7: All of Fractional Section 7

IN SECTION 8: The N¼NW¼; Lot 1 and that portion of Lot 2 lying Northerly and Westerly of the present shore line of Klamath Lake.

PARCEL 2-G:

IN TOWNSHIP 35 SOUTH, RANGE 7½ EAST OF THE WILLAMETTE MERIDIAN

All of Fractional Sections 25; 26; 27; 33; 34; 35 and 36; All of Fractional Section 24 EXCEPT Government Lot 5; All of Fractional Section 28 lying East of the Straits which connect Upper Klamath Lake and Agency Lake.

IN TOWNSHIP 36 SOUTH, RANGE 7½ EAST OF THE WILLAMETTE MERIDIAN

All of Section 1; AND All of Fractional Sections 2, 3, 4, 11 and 12 lying Northeasterly and Northerly of the shore line of Klamath Lake.

SAVING AND EXCEPTING a substation site 40 feet square in said Section 25, described as follows: Beginning at a point on the right hand or Westerly bank of Williamson River, and on the Easterly side or boundary of Lot 37 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, said point being situated South 89°09' West 2.7 feet and West 3,114 feet, more or less, from the Southeast corner of said Section 30; thence West 110.0 feet; thence North 88°22' West 249.4 feet; thence West 1,750.0 feet; thence North 70°00' West 7.0 feet to a point on the East boundary fence line of that certain structure known and referred to as Indian Lands Substation and from which the Southeast corner of said substation bears South 12.5 feet, being the true point of beginning; thence South 12.5 feet to the Southeast corner; thence West 40 feet; thence North 40 feet; thence East 40 feet; thence South 27.5 feet to the true point of beginning.

AGENCY LAKE RANCH

TOWNSHIPS 34 AND 35 SOUTH, RANGES 7 and 7½ EAST OF THE WILLAMETTE MERIDIAN

PARCEL 1-A

All those portions of Sections 20, 21, 22, 26, 27, 28, 29, 33 and 34 Township 34 South, Range 7½ East of the Willamette Meridian, and Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17 and 18 in Township 35 South, Range 7½ East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal, as the same is now located and constructed with a line parallel with and 70.0 feet distant at right angles Southeasterly from the centerline of the Dixon and McQuiston Lower Levee as the same is now located and constructed, and from which point the Southeasterly corner of Section 1 Township 34 South, Range 6 E.W.M., as established by Norman D. Price, U.S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears North $52^{\circ}51\frac{1}{2}'$ West 18,650.2 feet distant, and running thence South $44^{\circ}40'$ West along the aforementioned parallel line 7,011.7 feet; thence South $12^{\circ}30'$ East along a line parallel with and 70.0 feet distant at right angles Northeasterly from the center line of the said Dixon and McQuiston Lower Levee, 2,622.3 feet, more or less, to a point in the section line between the said Sections 28 and 29, Township 34 South, Range $7\frac{1}{2}$ E.W.M.; thence Southerly along the said section line between the said Sections 28 and 29, and Sections 32 and 33 of the same Township and Range, 7,928 feet, more or less, to the Southeasterly corner of the said Section 32; thence Southerly along the section line between the said Sections 4 and 5, Township 35 South, Range $7\frac{1}{2}$ E.W.M., 788.3 feet; thence Westerly along a line parallel with and 788.3 feet distant at right angles Southerly from the Township line between Township 34 South, Range $7\frac{1}{2}$ E.W.M., and Township 35 South, Range $7\frac{1}{2}$ E.W.M., 10,560 feet, more or less, to a point in the line marking the Westerly boundary of Section 6 Township 35 South, Range $7\frac{1}{2}$ E.W.M.; thence Southerly along the Westerly boundary of the said Section 6, 4,492 feet, more or less, to the Southwesterly corner of the said Section 6; thence continuing Southerly along the Westerly boundary of Section 7, 5,280 feet, more or less, to the Southwesterly corner of said Section 7; thence continuing South along the West line of Section 18 a distance of 660 feet; thence East, parallel with and 660 feet South of the North lines of Sections 18 and 17, a distance of 10,560 feet, more or less, to the East line of Section 17; thence continuing East along said parallel line a distance of 1,980.0 feet to a point; thence North at right angles to said parallel line a distance of 660 feet to a point on the South line of Section 9 which is 1,980.0 feet East of the Southwest corner thereof; thence N. $13^{\circ}46'$ E. a distance of 2,717.95 feet, more or less, to the center of Section 9 and the Southwest corner of Lot 2 in said Section 9; thence N. $44^{\circ}52'$ E. to the Northeast corner of said Lot 2; thence continuing N. $44^{\circ}52'$ E. a distance of 0.983 chains; thence N. $86^{\circ}54'$ E. a distance of 81.715 chains to a point on the East line of Section 10 and on the meander line of Agency Lake; thence Northerly along the shore line of Agency Lake to its intersection with the center line of the Seven Mile Canal as the same is now located and constructed; thence N. $41^{\circ}02'30''$ W., along said center line, a distance of 11,000 feet, more or less, to the point of beginning.

PARCEL 1-B

A parcel of land situate in the NW $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, lying East of Wood River and being more particularly described as follows: Beginning at an iron pipe on the North line of Section 31, from which the brass cap monument marking the Northwest corner of said Section 31 bears North $88^{\circ}51\frac{3}{4}'$ West 789.8 feet distant and the brass cap monument marking the North Quarter Section corner of said Section 31 bears South $88^{\circ}51\frac{3}{4}'$ East 1,787.4 feet distant; thence South $38^{\circ}23\frac{3}{4}'$ East 548.6 feet to a point; thence along a $15^{\circ}56\frac{3}{4}'$ circular curve to the right (having a deflection angle of $55^{\circ}26\frac{1}{2}'$, a radius of 359.4 feet, and a long chord which bears South $10^{\circ}40\frac{1}{2}'$ East 334.3 feet) a distance of 347.6 feet; thence South $17^{\circ}02\frac{3}{4}'$ West 122.1 feet to a point; thence along an $18^{\circ}52\frac{3}{4}'$ circular curve to the left (having a deflection angle of $40^{\circ}26\frac{1}{2}'$ a radius of 303.5 feet, and a long chord which bears South $3^{\circ}10\frac{1}{2}'$ East 209.8 feet) a distance of 214.2 feet; thence South $23^{\circ}23\frac{3}{4}'$ East 419.5 feet to a point; thence South $14^{\circ}07\frac{1}{2}'$ East 498.7 feet to a point; thence South

2°39½' East 682.9 feet to an iron pipe on the South line of the Northwest quarter of said Section 31; thence North 89°34½' West along the South line of the Northwest quarter of said Section 31, 1,488.1 feet to a point on the West boundary of said Section 31; thence North along the West boundary of said Section 31, 2,640.0 feet to the brass cap monument marking the Northwest corner of said Section 31, thence South 88°51 3/4' East along the North boundary of Section 31, 789.8 feet, more or less, to the point of beginning.

ALSO a strip of land 90.0 feet in width along the Southerly boundary of the NW¼ of Section 31 lying between the above described parcel and the Westerly right of way line of Highway No. 422.

PARCEL 1-C

A piece or parcel of land situate in the SE¼NW¼ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, lying East of Wood River and being more particularly described as follows: Beginning at a 5/8 inch iron pin on the East-West centerline of Section 31, Twp. 34 S., R. 7 E.W.M., in the West right of way fence line of State Highway #422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31, bears South 89°34'15" East 3,413.95 feet distant; thence North 0°28'15" West along said Westerly highway right of way fence 90.01 feet to the true point of beginning; thence North 89°34'15" West 303.27 feet to a point; thence North 2°39'15" West 120.17 feet to a point; thence South 89°34'15" East 32.05 feet to a 5/8 inch iron pin reference monument; thence South 89°34'15" East 275.80 feet to a 5/8 inch iron pin in said Westerly highway right of way fence; thence South 0°28'15" East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

PARCEL 1-D

A piece or parcel of land situate in Sections 11, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26 and 27, Township 34 South, Range 7½ East of the Willamette Meridian, and more particularly described as follows: Beginning at a point at the intersection of the centerline of Seven Mile Canal as the same is now located and constructed, with the line of a division fence extended Southwesterly, from which point the Southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established by Norman D. Price, U.S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears North 54°19½' West 16,670.3 feet distant, and running from said point of beginning South 41°02½' East along the said center line of the Seven Mile Canal, 12,811.0 feet, more or less, to a point in a line 150 feet distant at right angles Southerly from the center line of the old Lake Levee, as the same is now located and constructed; thence leaving said center line and following said parallel line North 50°28½' East, 2,202.6 feet; thence North 88°32' East 1,158.1 feet; thence South 75°19' East, 1,064.8 feet; thence South 45°41' East 588.3 feet; thence South 69°24' East 1,593.6 feet; thence South 84°17' East 203.5 feet; thence South 32°44' East 664.1 feet; thence South 61°23' East 251.2 feet; thence North 81°42' East 1,181.4 feet, more or less, to a point on the Westerly or right bank of Wood River; thence leaving said parallel line and running Northerly along the said Westerly bank of Wood River 19,000 feet, more or less, to a point at the intersection of said Westerly bank of Wood River, with the above mentioned division fence; thence South 61°40½' West along said division fence 9,958 feet, more or less, to the said point of beginning.

PARCEL 1-E

Lots 2, 3, 5 and 6 in Section 36, Township 34 South, Range 7½ East of the Willamette Meridian.

PARCEL 1-F

That portion of the NE¼ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian lying East of the State Highway No. 62 right of way.

PARCEL 1-G EASEMENT

A perpetual right and easement for borrow pit or canal and for support of dike on the following described land:

T. 35 S., R. 7½ E.W.M.: In Sections 9, 10, 16, 17, and 18, a strip of land 150.0 feet in width bounded and described as follows: BEGINNING at a point on the West boundary line of said Section 18, from which point the Northwest corner thereof bears North, 10.00 chains distant; thence parallel to the North boundary lines of said Sections 16, 17 and 18 East 190.70 chains; thence North 10.00 chains to a point on the North boundary line of said Section 16, from which point the Northeast corner thereof bears East, 2.000 chains distant; thence N. 13°46' E., 41.181 chains to the Southwest corner of Lot 2 of the aforesaid Section 9; thence passing within said Lot 2, N. 44°52' E., 28.217 chains to the Northeast corner thereof; thence continuing N. 44°52' E., 0.983 chain to a point in the NE¼NE¼ said Section 9; thence passing through said NE¼NE¼ and aforesaid Section 10, N. 86°54' E., 81.715 chains to a point on the meander line of Agency Lake and on the east boundary line of said Section 10, from which point the Northeast corner thereof bears N. 36°20' E., 18.487 chains distant; thence along said east boundary line and with the meanders of Agency Lake, S. 36°20' W., 1.341 chains; S. 17°34' W., 1.312 chains; thence S. 86°54' W., 79.527 chains; thence S. 44°52' W., 27.694 chains; thence S. 13°46' W., 40.253 chains; thence South 12.019 chains; thence West, 192.979 chains to a point on the west boundary line of aforesaid Section 18, from which point the Northwest corner thereof bears North, 12.273 chains distant; thence along said west boundary line North, 2.273 chains to the place of beginning.

CHILOQUIN GRAIN ELEVATOR

A leasehold interest in and to the following described real property: A piece or parcel of land situate, lying, and being in the Southeast quarter of Section 34 Township 34 S.R. 7 E.W.M., described as follows:

Commencing at a point in the originally located center line of Central Pacific Railway Company's (formerly Oregon Eastern Railway Company) main track at Engineer Station 641+20, said point being distant 1838.5 feet measured Northeasterly along said center line from the intersection of said center line and the Southerly line of said Section 34; thence Northwest-erly at right angles from said center line, 48.5 feet to the actual point of beginning of the parcel of land to be described; thence continuing Northwest-erly at right angles from said center line 101.5 feet to a point in the Northwest-erly line of the land of Central Pacific Railway Company; thence Northeasterly along said Northwest-erly line of the land of Central Pacific Railway Company 425 feet to a point which is distant 150 feet measured Northwest-erly at right angles from said center line of Central Pacific Railway Company's main track at Engineer Station 636+95; thence Southeasterly at right angles from said Northwest-erly line of the land of Central Pacific Railway Company, 101.5 feet; thence Southwest-erly parallel with and distant 101.5 feet measured Southeasterly from said Northwest-erly line of the land of Central Pacific Railway Company, a distance of 425 feet to the point of beginning.

All real property and rights to real property located in the County of Klamath, State of Oregon and owned or possessed by Tulana Farms, an Oregon corporation, including, without limitation, all easements, licenses, rights appurtenant or non-appurtenant, leasehold interests, prescriptive rights, claims, patents, rights by implication and all reversionary rights.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of May A.D., 1977 at 11:04 o'clock A.M., and duly recorded in Vol. M77 of DEEDS on Page 9271.

\$ 36.00
FEE

WM. D. MILNE, County Clerk

By Hazel Drayton Deputy