

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That RICHARD J. JORGENSEN and ERNA D. JORGENSEN, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by HUB RANCHES LTD., a Michigan Limited Partnership, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Township 39 South, Range 12 East of the Willamette Meridian:

Section 6: E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 7: Lots, 1, 2, 3, 4, E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 17: W $\frac{1}{2}$ NW $\frac{1}{4}$ and that portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ West and North of the Horsefly Irrigation District Canal.

Section 18: Lot 1, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, and all those portions of Lots 2 and 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of Lost River.

SUBJECT TO:

1. Reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.
2. Taxes for 1980-81, now a lien but not yet payable; mobile home taxes now a lien but not yet payable.
3. The assessment roll and the tax roll disclose that the within described premises were specifically assessed as farm land. Taxes for the year 1979-80, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exist.
4. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
5. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
6. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
7. Reservations and restrictions contained in deed from H. L. Sparre to Charles Gates, recorded July 25, 1918, in Deed Volume 48 page 541, records of Klamath County, Oregon, as follows: Reserving 5% of all the oil and minerals found to exist on said lands to my heirs and assigns. This deed covered Lots 3 and 4 and E $\frac{1}{2}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 7, Lots 1 and 2, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18, SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 6.
8. Right of way, including the terms and provisions thereof, by and between C.M. Haley, a single man, Cecil C. Haley and Velda Haley, his wife, and The California Oregon Power Company, a California Corporation, dated November 22, 1939, recorded January 18, 1940, in Volume 126, page 456, Deed Records of Klamath County, Oregon. Affects SW $\frac{1}{4}$ Section 7 and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18.

120001

9. Right of way, including the terms and provisions thereof, by and between L.L.Truax and L.L.Truax, as guardian of Lida A.Truax, and The California Oregon Power Company, a California Corporation, dated October 6, 1942, recorded October 24, 1942, in Volume 150, page 513, Deed Records of Klamath County, Oregon. Affects Lot 3 Section 18.

10. Right of way for transmission line, including the terms and provisions thereof, by and between Cecil C.Haley and Velda Haley, husband and wife, and The California Oregon Power Company, a California Corporation, dated March 22, 1954, recorded April 7, 1954, in Volume 266, page 277, Deed Records of Klamath County, Oregon. Affects Lot 3 lying North and East of Lost River and NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18.

11. Right of way for transmission line, including the terms and provisions thereof, by and between Cecil C. Haley and Velda Haley, his wife, and The California Oregon Power Company, a California Corporation, dated July 22, 1954, recorded July 26, 1954, in Volume 268, page 242, Deed Records of Klamath County, Oregon. Affects Lot 4 Section 7 and Lot 1 Section 18.

12. Subject also to mortgage, including the terms and provisions thereof executed by Hillen Ranch, Ltd., a California Limited Partnership, to The Travelers Indemnity Company, a corporation, dated January 14, 1977, recorded January 20, 1977, in Volume M-77, page 1146, Mortgage Records of Klamath County, Oregon, to secure the payment of \$375,000.00, which said mortgage the Grantee hereby assumes and agrees to pay the existing balance together with interest and perform in full the terms and conditions thereof;

13. Subject also to mortgage, including the terms and provisions thereof executed by Richard J. Jorgensen and Erna D. Jorgensen, husband and wife, to The Travelers Insurance Company, dated July 16, 1979, recorded July 23, 1979, in Volume M-79, page 17393, and re-recorded July 25, 1979, in Volume M-79, page 17683, Mortgage Records of Klamath County, Oregon, to secure the payment of \$240,000.00, which said mortgage the Grantee hereby assumes and agrees to pay the existing balance together with interest and perform in full the terms and conditions thereof;

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that Grantors will warrant and forever defend the said 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.

5065

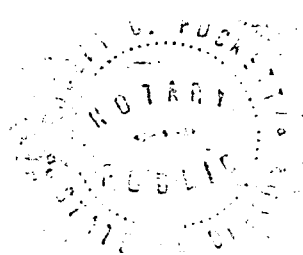
The true and actual consideration paid for this transfer,
stated in terms of dollars, is \$ 100,000.
IN WITNESS WHEREOF, The Grantors have executed this instru-
ment this 20th day of May, 1981.

STATE OF OREGON,
County of Klamath.

ss.

May 20, 1981,
Personally appeared the above-named RICHARD J. JORGENSEN
and ERNA D. JORGENSEN, and acknowledged the foregoing instrument
to be their voluntary act and deed.
Before me:

Robert A. D. [Signature]
Notary Public for Oregon.
My Commission Expires: 1/11/83



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 5th day of April

duly recorded in Vol. M83

A. D. 1983

at 9:41 o'clock A. M.

Deeds

on - O. C. 5064

By Erna D. Jorgensen
ERNA D. J. BEHN, County Clerk

Fee \$12.00

Ref:
Hub Ranches
Suite 101
24333 Southfield Road
Southfield, Mich 48075

WARRANTY DEED,
Page 3.