

RECORDING REQUESTED BY

ATC 84355

43837

Vol. M84 Page 20368

AND WHEN RECORDED MAIL TO

Name Tom R. Camp, Esq.
 Street Address Gang, Tyre & Brown, Inc.
 5400 Sunset Building
 City & State Hollywood, CA 90028

MAIL TAX STATEMENTS TO

Name S-D Ranch Co.
 c/o Shamrock Holdings of
 California, Inc.
 Street Address 4444 Lakeside Drive
 City & State Burbank, CA 91510
 Attn: Robert Avery

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT NO NN00584
 TO 1924 CA (5-83)

Partnership Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s):

Documentary transfer tax is

- () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE DOUBLE D LAND CO.,

a general partnership organized under the laws of the State of California
 hereby REMISES, RELEASES AND QUITCLAIMS to

S-D RANCH CO., a California limited partnership,

the following described real property in the
 County of Klamath

, State of ~~California~~ Oregon:

All of its right, title and interest in and to the property described
 in Exhibit "1" attached hereto and incorporated herein by this
 reference.

THIS DEED IS GIVEN WITHOUT CONSIDERATION TO CORRECT AN ERROR IN THE
 LEGAL DESCRIPTION IN AN INDIVIDUAL QUITCLAIM DEED DATED DECEMBER 8, 1983
 RECORDED IN VOLUME M83, PAGE 21405, OF THE RECORDS OF THE KLAMATH COUNTY
 CLERK.

Dated: As of December 8, 1983

THE DOUBLE D LAND CO.

By Peter H. Bailey
Peter H. Bailey, a General PartnerBy SHAMROCK HOLDINGS, INC.
a General PartnerBy [Signature]
Its PresidentBy [Signature]
Its Asst. Secretary

STATE OF ~~CALIFORNIA~~ NEW YORK
 COUNTY OF NEW YORK } ss.

On October 16, 1984 before
 me, the undersigned, a Notary Public in and for said
 State, personally appeared Peter H. Bailey

personally known to me or proved to me on the basis
 of satisfactory evidence to be the person who executed
 the within instrument as A General Partner
 of the partnership of the partnership that executed the
 within instrument, and acknowledged to me that such
 partnership executed the same.
 WITNESS my hand and official seal.

Signature [Signature]

FRANCES L. EBOLD
 Notary Public, State of New York
 No. 41460004

Title Qualified in Queens County
Qualified in New York County
 Commission Expires March 30, 1988

Escrow or Loan No

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, I.C.

TICOR
TITLE INSURANCE



20369

COMPLETE
WITH ONE LOCAL CALL

TITL

CAT NO NN00737
TO 1945 CA (7-82)
(Corporation)

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

On October 31, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Stanley P. Gold personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President of the Corporation

~~that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.~~
WITNESS my hand and official seal.

Signature Joan Harper

CAT NO NN00737
TO 1945 CA (7-82)
(Corporation)

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

On December 3, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Mark S. Siegel personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Asst. Secretary of the Corporation

~~that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.~~
WITNESS my hand and official seal.

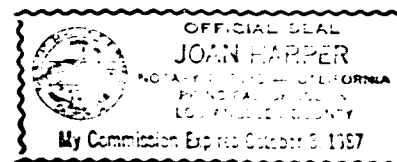
Signature Mark S. Siegel

TITLE INSURANCE
AND TRUST
A TICOR COMPANY



(This area for official notarial seal)

TITLE INSURANCE
AND TRUST
A TICOR COMPANY



(This area for official notarial seal)

TICOR
INSURANCE

STAPLE HERE
E STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

Township 39 South, Range 8 East of the Willamette Meridian:

Section 2: N $\frac{1}{2}$ NE $\frac{1}{2}$ and SW $\frac{1}{2}$ NE $\frac{1}{2}$

Township 38 South, Range 8 East of the Willamette Meridian:

- Section 35: All that portion of said section lying South and West of the Orindale Draw State Highway.
- Section 26: W $\frac{1}{2}$
- Section 23: SW $\frac{1}{2}$ SW $\frac{1}{2}$
- Section 34: SE $\frac{1}{2}$, E $\frac{1}{2}$ SW $\frac{1}{2}$, NW $\frac{1}{2}$, N $\frac{1}{2}$ NE $\frac{1}{2}$, SW $\frac{1}{2}$ NE $\frac{1}{2}$
- Section 27: All
- Section 22: All, except portion of NE $\frac{1}{2}$ NE $\frac{1}{2}$ lying North and East of the following described line: Beginning at the Northeast corner of Lot 3 of said Section 22, thence North 1435 feet to the center of "Neck"; thence North 38°51' West 4145 feet following Neck to intersection with North-South center line of Sec. 15, Also excepting the N $\frac{1}{2}$ SW $\frac{1}{2}$ NE $\frac{1}{2}$.
- Section 15: W $\frac{1}{2}$, and the portion of SE $\frac{1}{2}$ lying South and West of the following line: Beginning at the Northeast corner of Lot 3 of Sec. 22; thence North 1435 feet to the center of "Neck"; thence N. 38°51' West 4145 feet following Neck to intersection with North-South center line of said Sec. 15.
- Section 10: S $\frac{1}{2}$ SW $\frac{1}{2}$
- Section 28: SE $\frac{1}{2}$ SE $\frac{1}{2}$, N $\frac{1}{2}$ SE $\frac{1}{2}$, E $\frac{1}{2}$ NW $\frac{1}{2}$, and the portion of W $\frac{1}{2}$ NW $\frac{1}{2}$ North of Government Meander Line through said Sec. 28; NE $\frac{1}{2}$
- Section 21: All
- Section 16: All
- Section 9: S $\frac{1}{2}$ S $\frac{1}{2}$, NW $\frac{1}{2}$ SW $\frac{1}{2}$
- Section 29: The portion of NE $\frac{1}{2}$ NE $\frac{1}{2}$ North of Government Meander line through Section 29.
- Section 20: The portion of SE $\frac{1}{2}$ North of Government Meander Line; portion of W $\frac{1}{2}$ North and East of Government Meander line, and NE $\frac{1}{2}$
- Section 36: All that portion of said section lying South and West of the Orindale Draw State Highway.
- Section 17: E $\frac{1}{2}$, NW $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{2}$, SE $\frac{1}{2}$ SW $\frac{1}{2}$ and Lot 2
- Section 8: SE $\frac{1}{2}$, S $\frac{1}{2}$ SW $\frac{1}{2}$ and the following portion of N $\frac{1}{2}$ SW $\frac{1}{2}$
First: All that portion of the N $\frac{1}{2}$ SW $\frac{1}{2}$ of said Sec. 8 lying South of the following line: Starting at center of Sec. 8; thence West 660 feet; thence South to the Northerly line of the Klamath Lake Highway; thence Westerly and Northerly along the Northerly line of the Klamath Lake Highway to intersection of said line with the East line of W $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 8; thence South along said East line of W $\frac{1}{2}$ SW $\frac{1}{2}$ to Northerly boundary of Old State Highway #421; thence Northwesterly along said Northerly boundary of Old Highway #421 to West line of said Sec. 8;

EXHIBIT "1"

Second: A portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 8 bounded as follows: Starting at the quarter corner common to Secs. 7 and 8; thence East along the center line of Sec. 8 (Caledonia-Wocus Division Line) to intersection of said center line with Southerly boundary of Klamath Lake Highway; thence Northwesterly along Southerly boundary of Klamath Lake Highway to intersection of said Southerly boundary with section line common to Secs. 7 and 8; thence South to the point of beginning;

Reserving in said Sec. 8 right of way over present roadway to R. M. Smith homestead.

Section 18: SE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$; all those portions of the N $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying North and East of Government Meander Line.

Sections 6
and 7:

Those portions of Secs. 6 and 7 Twp. 38 S., R. 8 E.W.M., within the following described boundaries: Beginning at the section corner common to Sections 7, 8, 17 and 18, thence North along the Section line common to Secs. 7 and 8 to the Northerly boundary of the old State Highway #421; thence West along said boundary to a point 300 feet distant from the section line common to Secs. 7 and 8; thence North 780 feet, more or less to the center line running East and West through Sec. 7; thence East on said center line 300 feet; thence North on the section line common to Secs. 7 and 8 to the intersection of said section line with the Southerly boundary of the Klamath Lake Highway; thence Northwesterly along the Southerly boundary of the Klamath Lake Highway to its intersection with a line parallel to the East-West center line of Sec. 7 and North 658 feet of said line (said line being the division line between the Caledonia and Wocus Tracts); thence following said Caledonia-Wocus division line Westerly to a point on the Easterly end of the Crossdike between the Caledonia and Wocus tracts, which point is 2621 feet West of the Section line common to Secs. 7 and 8; thence South 24° West 100 feet; thence North 66° West 1000 feet, more or less, to the Westerly end of the crossdike; thence North 24° East 200 feet; thence North 66° West 50 feet to the center of the Caledonia Canal in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 7; thence Northerly along the center line of said Caledonia Canal to intersection of said center line with the West boundary of Lot 3, Sec. 6, Twp. 38 S., R., 8 E.W.M.; thence South along the West boundary of Lot 3, continuing South along the West boundary of Lot 4 in said Sec. 6; thence continuing South along the West boundaries of Lots 4 and 5 in Sec. 7, Twp. 38 S., R. 8 E.W.M. to the intersection of the West boundary of Lot 5 with the Easterly boundary of the Old State Highway #421 in S $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 7; thence Southwesterly along said Easterly boundary of the old State Highway #421 to its intersection in Lot 6 with the East line of the W $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 7; thence South 0°16' West 973 feet, more or less, to the South line of NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 7; which point is 660 feet East of the Southwest corner of Lot 6; thence South 14°58' East 403.9 feet

Description continued

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to a meander point in Lot 7, Sec. 7; thence following the Government Meander Line Southerly and Easterly to the intersection of said Meander Line with the South line of Sec. 7; thence East along the South line of Sec. 7 to the point of beginning.

SAVING AND EXCEPTING from any of the above described real property any portions lying within the boundaries of the State Highway.

ALSO SAVING AND EXCEPTING that portion conveyed to State of Oregon, by and thru its State Highway Commission by deed recorded September 12, 1967, in Volume M67 page 7067, Deed records of Klamath County, Oregon.

Section 22: N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL 2:

Tract A: Beginning at a point opposite an iron pipe driven on the North bank of the drainage canal, from which said iron pipe the quarter corner common to Sections 5 and 8, Township 38 South, Range 8 East bears South 17°34' East 1616.6 feet distant; thence running North 32°41' West to intersection with open water of Upper Klamath Lake, said intersection being marked by a 2 inch galvanized iron pipe 6 feet long driven into top of dike; thence along the shore of Upper Klamath Lake Northeasterly to the most Northerly point of the ridge known as "Skillet Handle"; thence Southeasterly along the shore of Upper Klamath Lake to the point where the West line of Lot 3 of Section 10, Township 38 South, Range 8 East, Willamette Meridian intersects said lake; thence South along said West line of said lot to the Southwest corner of said Lot 3; thence West one quarter mile; thence South one quarter mile; thence West one quarter mile to the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9; thence North 42°15' West to an iron pipe; thence South 49°30' West 250 feet to bend in Canal at Upland; thence continuing South 49°30' West 1900 feet along center line of canal across marsh, to a point from which the quarter section corner between Sections 5 and 8 bears South 30°0' West 1100 feet; thence Northwesterly along said drainage canal to point of beginning.

Tract B: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 38 South, Range 8 East of the Willamette Meridian.

Tract C: Beginning at the Southwest corner of Lot 2 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian; thence running North 634 feet, more or less, to the point of intersection of said line with the shore line of Marsh; thence in a Northwesterly direction along shore line of marsh to

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the end of the existing drainage canal; thence along center line of said drainage canal to the intersection of said canal with main canal; from which said intersection of canals the quarter corner common to Sections 5 and 8 Township 38 South, Range 8 East, bears South 30°0' West 1100 feet distant; thence running North 49°30' East 1900 feet along center line of canal across marsh to bend in canal at Upland; thence continuing North 49°30' East 250 feet from bank of canal to an iron pipe driven in the ground; thence running South 42°15' East to the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 9; thence running West $\frac{3}{4}$'s of a mile; thence North $\frac{1}{4}$ of a mile to the point of beginning, containing 370 acres, more or less, being Lots 2, 8, 9, 10, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ and a portion of Lot 1 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9; Lot 15 and portions of Lots 6, 7, 8 of Section 4; and portions of NE $\frac{1}{4}$ SE $\frac{1}{4}$ and Lot 3 of Section 5; and Lot 12 of Section 8 Township 38 South, Range 8 East, Willamette Meridian. SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: A parcel of land situate in the N $\frac{1}{4}$ SW $\frac{1}{4}$ and the N $\frac{1}{4}$ SE $\frac{1}{4}$ all in Section 9, Township 38 South, Range 8 East of the Willamette Meridian, being more particularly described as follows: Beginning at a point on the South line of the N $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 from which the Southeast corner SW $\frac{1}{4}$ of said Section 9 bears South 17°35'04" East a distance of 1396.15 feet said point of beginning being 43.1 feet East of the center of a cattle guard on an access road; thence leaving said South line N $\frac{1}{4}$ SW $\frac{1}{4}$ and running parallel to but 40.00 feet Easterly of the center line of said access road the following courses: North 21°41'37" West, 423.19 feet; North 26°01'59" West 457.03 feet; along the arc of a 180.49 feet radius curve to the right (delta = 84°52'49" long chord = North 16°24'30" East, 243.60 feet) 267.39 feet; thence leaving said curve and leaving said line that is 40.00 feet Easterly but parallel to the center line of said access road and running in a Southeasterly direction parallel to but 20.00 feet Southerly of the Southerly edge of an irrigation ditch the following courses: South 54°50'34" East, 192.80 feet; North 88°44'20" East 146.79 feet; South 69°10'58" East, 212.02 feet; South 72°02'21" East, 163.54 feet, South 67°50'04" East, 357.97 feet; South 72°10'33" East 300.76 feet; South 71°46'33" East, 365.42 feet; South 63°55'27" East, 281.19 feet; South 77°42'49" East, 322.56 feet; South 65°41'24" East, 335.73 feet; South 75°12'25" East, 192.22 feet; South 60°28'43" East, 208.02 feet more or less to a point on the South line N $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; thence leaving the line parallel to but 20.00 feet Southerly of the Southerly line of said irrigation ditch and running North 89°34'01" West along the South line N $\frac{1}{4}$ SE $\frac{1}{4}$ thence along the South line N $\frac{1}{4}$ SW $\frac{1}{4}$ all in said Section 9 a distance of 2575.46 feet more or less to the point of beginning containing 32.84 acres more or less.

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Description continued

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Tract D: Beginning at a point on the West shore of Big Klamath Lake, which is South 632.28 feet, and East 1,467.18 feet more or less from the most Northerly corner of Lot 3, Section 10, Township 38 South, Range 8 East of the Willamette Meridian; thence West 1,467.18 feet more or less to the West line of said Lot 3 which course is the North line of the property deeded to F. L. and Nellie Felter as recorded in Volume 31 page 177, Deed records of Klamath County, Oregon; thence North 207.24 feet more or less along the West line of said Lot 3; thence East 985.38 feet more or less to the West shore of Klamath Lake, which course is the South boundary of the property deeded to P. J. O'Gara as recorded in Volume 51 page 87, Deed records of Klamath County, Oregon; thence Southeasterly along the shore of Klamath Lake to the point of beginning.

PARCEL 3:

A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7 and of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 38 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at a point where the northerly right of way line of the old State Highway #421 intersects the section line common to Sections 7 and 8; thence West along the northerly boundary of the old State Highway #421 a distance of 300 feet to a point; thence North 780 feet, more or less, on a line parallel with the section line common to Sections 7 and 8 to the East-West center line of Section 7; thence East on said center line to the southerly boundary of the Klamath Lake Highway in Section 8 Township 38 South, Range 8 East of the Willamette Meridian; thence Southeasterly along said southerly boundary of the Klamath Lake Highway to a point where said boundary intersects the 40 line running North and South through the SW $\frac{1}{4}$ (NOTE: the division line extended, between fields 4A and 5A); thence South along said 40 line 250 feet, more or less, to its intersection the with northerly right of way line of old State Highway #421; thence westerly along the northerly right of way line of Old Highway #421 to the point of beginning.

STATE OF OREGON,

County of Klamath,

Filed for record at _____

on this 5th day of December A.D. 1934
at 11:40 o'clock A M, and duly

recorded in Vol. 1134 of Deeds

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EVELYN BEHN, County Clerk

By Tom Smith Deputy

Fee 22.00

EXHIBIT "1"

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