

After Recording, Return To:
HUBBARD, VAN PATTEN, MEMMOTT & GARNER
P. O. Box 908
Willows, California 95988-0908

UNTIL A CHANGE IS REQUESTED,
MAIL ALL TAX STATEMENTS TO:
LMJ CATTLE COMPANY
Route 1-A, Box 193
Red Bluff, California 96080

WARRANTY DEED

JAMES PETER OWENS and LAURA BELLE OWENS, Grantor, conveys and warrants to LMJ CATTLE COMPANY, a partnership, composed of LAUREN P. OWENS, MARK E. OWENS and JAMES ROBERT OWENS, the real property described on the attached Exhibit "A", free of encumbrances except as set forth on the attached Exhibit "A".

Grantor covenants that:

1. This Deed is absolute in effect and conveys fee simple title to the real property described on the attached Exhibit "A" to Grantee and does not operate as a mortgage, trust conveyance or security of any kind.
2. Grantor is the owner of the real property free of all encumbrances except as set forth on the attached Exhibit "A".
3. Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and any statutory rights of redemption concerning the real property described on the attached Exhibit "A" and the mortgage set forth on the attached Exhibit "A".
4. Grantor is not acting under any misapprehension as to the legal effect of this Deed, nor any duress, undue influence or misrepresentation of Grantee, Grantee's agents or attorneys, or any other person.
5. The true consideration for this conveyance is the \$ 80,000.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 13 day of December, 1984.

James Peter Owens
JAMES PETER OWENS
Laura Belle Owens
LAURA BELLE OWENS

20959

STATE OF CALIFORNIA)
COUNTY OF Tulare) ss.

The foregoing instrument was acknowledged before me this
13 day of December, 1984, by JAMES PETER OWENS.

[Signature]
Notary Public for California
My Commission Expires: 4-1-85

STATE OF CALIFORNIA)
COUNTY OF Tulare) ss.

The foregoing instrument was acknowledged before me this
13 day of December, 1984, by LAURA BELLE OWENS.

[Signature]
Notary Public for California
My Commission Expires: 4-1-85

EXHIBIT "A"

All that certain real property situate, lying and being in the County of Klamath, State of Oregon, described as follows:

Government Lots 3 and 4 together with the following described parcel lying and all being in Section 2 Township 41 South, Range 11 East, Willamette Meridian: Beginning at a point in the section line marking the Southwesterly corner of Government Lot 4; thence South along said section line 500 feet, more or less, to a point, which point is the Northwesterly corner of property conveyed to Lloyd Nicholson by Partition Deed recorded June 20, 1962, Vol. 338, page 307, Klamath County Deed Records; thence South 89° 14' East 1057.7 feet; thence South 2° 09' East 356.6 feet; thence North 89° 27' West 114.0 feet; thence South 0° 36' West 210.8 feet; thence South 88° 44' East 243.5 feet; thence South 3° 45' East 30.6 feet; thence South 89° 01' East 384.6 feet; thence South 15° 45' East 134.1 feet; thence South 4° 05 1/2' East 296.0 feet; thence South 8° 55 1/2' West 239.1 feet; thence South 89° 32' East 61.9 feet; thence South 3° 15' East 37.1 feet; thence North 88° 23' East 95.8 feet, more or less, to a point on the centerline of a field drain, as the same is now located and constructed; thence South 1° 18' East along the centerline of said field drain 590 feet, more or less, to its intersection with the line marking the Northerly boundary of the right of way of "D" canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed; thence Easterly along said right of way line 890 feet, more or less, to the centerline of said section; thence North along said centerline of said section to its intersection with the South line of Government Lot 3; thence Westerly along the South line of Government Lots 3 and 4 to the point of beginning.

SAVING AND EXCEPTING from the above described property a parcel of land situated in the SW 1/4 NW 1/4 of Section 2 Township 41 S.R. 11 E.W.M., more particularly described as follows: Beginning at a point in the Easterly right of way fence of the existing county road along the West line of said Section 2 from which point the East quarter corner of Section 10 Township 41 S.R. 11 E.W.M., bears North 89° 07' 50" West 27.0 feet and South 0° 02' 50" West 6,148.5 feet distant; thence North 0° 02' 50" East along said Easterly right of way fence 439.88 feet to a 5/8 inch iron pin; thence South 89° 57' 10" East 194.20 feet to a 5/8 inch iron pin reference monument; thence South 89° 57' 10" East 3.60 feet to a point; thence South 2° 15' 20" West 442.96 feet to a 5/8 inch iron pin; thence North 89° 07' 50" West 180.8 feet to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and Shasta View Irrigation District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Easement of right of way, including the terms and provisions thereof, given by Anna C. Martin and Harry L. Martin, wife and husband to The California Oregon Power Company, dated May 24, 1943, recorded June 4, 1943 in Volume 155 at page 573, Deed Records of Klamath County, Oregon.

4. Easement and right of way, including the terms and provisions thereof, given by William Arnold, a single man and Harry L. Martin, et ux., to The California Oregon Power Company, dated May 24, 1943, recorded June 4, 1943 in Volume 155 at page 572, Deed Records of Klamath County, Oregon.

5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

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

Dated : June 8, 1976
Recorded : June 14, 1976 Book: M-76 Page: 8773
In favor of : Stiles Enterprises, Inc.
For : 1 1/2' Well Pipeline

7. Reservations, including the terms and provisions thereof, in Patent dated May 20, 1862, recorded August 4, 1910 in Book 29 at page 573, Deed Records.

8. 1984-85 real property taxes.

9. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$ 45,000.00.

Date: February 26, 1980
Recorded: June 17, 1980, book M-80, page 11148
Mortgagor: James Peter Owens and Laura Belle Owens
Mortgagee: Bank of America National Trust & Savings Association

EXHIBIT "A" - Page 2

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 17th day of December A.D., 1984 at 10:55 o'clock A. M., and duly recorded in Vol. 484, of Deeds on page 20958.

EVELYN BIRN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 17.00