

5 H RANCH, INC., Grantor, conveys and warrants to INTERSTATE PRODUCTION CREDIT ASSOCIATION, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Parcel 1

A parcel of land located in portions of Sections 31 and 32, Township 38 South, Range 11½ East of the Willamette Meridian and Section 5, Township 39 South, Range 11½ East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the West line of Section 32, Township 38 South, Range 11½ East of the Willamette Meridian from which point the Southwest corner of said Section 32 bears South 0° 30' 08" West 173.01 feet distant; thence North 0° 30' 08" East 1130.97 feet to the South 1/16 corner common to Sections 31 and 32; thence North 89° 23' 45" West 1324.66 feet to the SE 1/16 corner of Section 31; thence along the 1/16 Section line North 0° 31' 29" East 1821.16 feet to the Southerly right of way line of the O.C. & E. Railroad; thence along said right of way line South 89° 51' 30" East 1323.97 feet to its intersection with the West line of Section 32; thence North 0° 30' 08" East 100.00 feet to the Northerly right of way line of the O.C. & E., Railroad; thence along said right of way line South 89° 51' 30" East 238.48 feet; thence, leaving said right of way line, North 0° 58' 27" West 663.55 feet to a point on the Southerly right of way line of State Highway 140; thence along said right of way line North 87° 48' 03" East 74.28 feet; thence 233.07 feet along the arc of a 5699.58 foot radius curve to the right, the long chord of which bears North 88° 58' 20" East 233.04 feet; thence South 89° 51' 22" East 793.02 feet; thence North 89° 57' 40" East 3972.46 feet to a point on the East line of Section 32; thence, leaving said highway right of way line, South 0° 38' 57" West along the East line of Section 32 3388.87 feet to a point; thence, along an existing fence line, South 79° 47' 33" West 451.44 feet; thence South 69° 53' 43" West 797.73 feet; thence South 40° 15' 25" West 236.92 feet; thence South 5° 08' 47" West 253.49 feet to a point in an existing fence line; thence, along said fence line South 22° 34' 24" West 384.64 feet; thence South 51° 14' 35" West 528.50 feet; thence South 74° 03' 10" West 284.95 feet; thence North 76° 10' 34" West 256.59 feet; thence North 52° 15' 26" West 201.63 feet; thence North 84° 32' 50" West 574.37 feet; thence, leaving said fence line, North 50° 17' 38" West 319.51 feet; thence North 77° 13' 10" West 222.13 feet; thence South 87° 22' 56" West 173.85 feet to a point in a North-South fence line; thence along

AFTER RECORDING,
RETURN TO:
IPCA
PO Box 590
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
IPCA
PO Box 590
Salem, OR 97308

1 - WARRANTY DEED - EXHIBIT A

Churchill, Leonard, Brown & Donaldson
PO Box 804
Salem, Oregon 97308
(503) 585-2255

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said North-South fence line, North 0° 16' 05" East 711.54 feet to the center of an East-West ditch; thence along the centerline of said ditch and the Westerly extension thereof, North 89° 34' 20" West 1472.26 feet to the point of beginning; excepting therefrom that portion lying within the right of way of the O.C. & E. Railroad.

Parcel 2

A parcel of land located in Section 32, Township 38 South, Range 11½ East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the West line of Section 32, Township 38 South, Range 11½ East of the Willamette Meridian at its intersection with the Northerly right of way line of the O.C. & E. Railroad, from which point the ¼ corner common to Sections 31 and 32 bears South 0° 30' 08" West 627.87 feet distant; thence along the Section line North 0° 30' 08" East 654.38 feet to a point on the Southerly right of way line of State Highway 140; thence along said right of way line North 87° 48' 03" East 221.63 feet; thence leaving said right of way line; South 0° 58' 27" East 663.55 feet to a point on the Northerly right of way line of the O.C. & E. Railroad; thence along said right of way line North 89° 51' 30" West 238.48 feet to the point of beginning.

Subject to and excepting:

Easements of record, and powers of the Pine Flat District Improvement Company. *And ^{Road} property taxes and assessments*

The true consideration for this conveyance is other property or value given or promised.

THIS INSTRUMENT WILL 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.

DATED this 8 day of JUNE 1987.

5 H RANCH, INC.

By Ray W. Hamel
Ray W. Hamel, President

STATE OF OREGON)
County of JACKSON) ss.

The foregoing instrument was acknowledged before me this 8 day of JUNE, 1987, by Ray W. Hamel, President of 5 H Ranch, Inc., a corporation, on behalf of the corporation.

Alfred Rescher
Notary Public for Oregon
My commission expires: 10/28/88

2 - WARRANTY DEED - EXHIBIT A
KAL2:dd/tlh4
1113002.16

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th day of July A.D., 19 87 at 11:19 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 11716.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ron Smith