

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.
SUBJECT TO: Mortgage, including the terms and conditions thereof, as set forth in the deed of mortgage dated 1975, and recorded in the County of Oregon, described as follows, to-wit:

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated October 21, 1975, and recorded October 23, 1975, in Volume M75, page 13260, Microfilm Records of Klamath County, Oregon, in favor of The Federal Land Bank of Spokane, as Mortgagee.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor 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. The true and actual consideration paid for this transfer, stated in terms of dollars is \$565.000.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 565,000.00.

In Witness Whereof, the grantor has executed this instrument this 8th day of May 1980 if a corporate grantor, it has caused its name to be signed and seal affixed to this order of its board of directors.

HENRY & GERALD WOLFF RANCH, INC., an Oregon corporation

by: Gerry W. Wolff, Pres.
by: Gerry W. Wolff, President

by: Cathy Wolff, President
Cathy Wolff, Secretary, Sec.
 STATE OF OREGON, County of Klamath
May 8, 19 89) ss

Personally appeared GERRY W. WOLFF ss.
CATHY WOLFF

each for himself and not one for the other; did say that the former is the president and that the latter is the secretary of HENRY & GERALD

WOLFF RANCH, INC. a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON,
County of _____)
_____, 19____) ss.

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument
to be _____ voluntary act and deed.

Before me: _____
 (OFFICIAL Notary Public for Oregon
 SEAL) My commission expires: _____

HENRY & GERALD WOLFF RANCH, INC., an Oregon corporation
HC 30 Box 77A
Chiloquin, OR 97501

My commis.

HENRY & GERALD WOLFF RANCH, INC., an Oregon corp
HC 30 Box 77A
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

DAVID DINERMAN & SARA MORRIS
c/o The STG Group, 600 Montgomery St., 4th Floor
San Francisco, CA 94111

After receiving return to
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

SAME AS GRANTEE

NAME, ADDRESS, ZIP

County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

(ATTACH TO WARRANTY DEED)

The conveyance made by this instrument is made excluding 20% of any gross income paid or payable to Walter G. Seput, Jr., his successors and assigns, to the extent that said gross income is the result of and generated by the mining of any minerals located on or under the real property conveyed by this deed.

The reservation of mineral rights and income generated thereby, which reservation is set forth in the preceding paragraph is for a term of 30 years from the date hereof. Thereafter, reservation shall expire and be of no further force and effect.

Notwithstanding anything contained in this deed or any other instrument, all determinations of whether and where to mine or extract any minerals located on or under the Property conveyed hereby, and all decisions regarding ingress and egress are vested in Walter G. Seput, Jr., and his successors and assigns.

Order No: 21297-K

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 in Block 1 Tract 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

That portion of SE1/4 SE1/4 lying East of Sprague River, Section 25, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

S1/2 SE1/4, NE1/4 SE1/4, Section 36, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

That portion of NE1/4 lying East of Sprague River, Section 36, Township 34 South, Range 8 East of the Willamette Meridian.

S1/2 SE1/4 of Section 31 Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, NE1/4 SW1/4 SW1/4 SW1/4 of Section 32 Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, E1/2 SE1/4 SW1/4 SW1/4 SW1/4 of Section 32 Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, W1/2 SW1/4 SE1/4 SW1/4 SW1/4 of Section 32 Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, E1/2 NW1/4 SW1/4 SW1/4 of Section 32 Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SE1/4 NW1/4 and SW1/4 NE1/4 lying Southerly of Sprague River in Section 31 and Lots 2, 3, 4, and E1/2 SW1/4, SE1/4 NE1/4, N1/2 SE1/4, Section 31; S1/2 S1/2 NW1/4 SW1/4 less that portion lying East of Sprague River, S1/2 N1/2 S1/2 NW1/4 SW1/4 less that portion lying East of Sprague River of Section 32, all in Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

A tract of land situate in Sections 31 and 32, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

From the quarter corner common to Sections 30 and 31, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, South along the center section line of Section 31 marked by an established fence 1/4 mile; thence East along an established fence 150 feet to the center of the Sprague River, the point of beginning of this survey; thence upstream along the center line of the Sprague River North 33 degrees 16' East 382.84 feet; thence North 46 degrees 28' East 560 feet; thence North 45 degrees East 550 feet; thence North 82 degrees 34' East 435 feet; thence North 60 degrees 15' East 201.53 feet; thence North 30 degrees 26' East 92.78 feet along the center line of the Sprague River to the North line of

(continued)

(Legal description continued)

Indian Allotment No. 547; thence along the North line of Indian Allotment No. 547, Section 31, East 918 feet; thence continuing up the Sprague River South 28 degrees 44' East 176.81 feet; thence South 21 degrees 40' East 685.1 feet; thence South 9 degrees 07' West 220 feet; thence South 29 degrees 29' West 370 feet to a fence crossing the Sprague River; thence along an established line of fence West 2697 feet to the point of beginning."

All that portion of the N1/2 NW1/4 SW1/4, and the N1/2 N1/2 S1/2 NW1/4 SW1/4, and the SW1/4 NW1/4 of Section 32, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Sprague River.

The NE1/4 of Section 1 Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of Sprague River Road.

Lots 1, 2, 3, 4, 5 and SE1/4 NW1/4 of Section 6 Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3408 02500 01199
 3408 02500 01300
 3408 03600 00100
 3408 03600 02600
 3408 03600 02900
 3508 00100 00100
 3409 00000 03300
 3409 00000 03600
 3409 03200 00300
 3409 03200 00400
 3409 03200 00700
 3409 03200 00800
 3509 00600 00100
 3509 00600 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
 of May A.D., 19 89 at 4:46 o'clock P.M., and duly recorded in Vol. M89
 of Deeds on Page 7904
 FEE \$23.00
 Evelyn Biehn County Clerk
 By Audrey Mullens