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56479

Until a change is requested, all
tax statements should be sent to:

Pierre Kern
2730 Avenida Caballo
Santa Ynez, CA 93460

MTZ 28524-KR

STATUTORY WARRANTY DEED

Tottsie W. J. Lorenz, Glenn Thomas Lorenz, and John
Michael Lorenz, as grantors, convey and warrant to RIVER SPRINGS RANCH CO., an
grantee, the following described real property free of /Oregon corporation
encumbrances except as specifically set forth herein situated in

Klamath County, Oregon, to-wit:

All in Township 36 South, Range 13 East of the
Willamette Meridian, Klamath County, Oregon:

Section 11: E1/2 and the SW1/4;
Section 12: All;
Section 13: NE1/4, N1/2 NW1/4 and E1/2 SE1/4;
Section 24: N1/2, and N1/2 SE1/4; and

All in Township 36 South, Range 14 East of the
Willamette Meridian, Klamath County, Oregon:

Section 7: S1/2 N1/2 S1/2 and S1/2 S1/2;
Section 18: Government Lots 1, 2, 3 and 4.

The said property is free from encumbrances except
those exceptions, easements, rights of way, and reservations of
record identified as exceptions 2 through 14 as set forth on
Exhibit "A" which, by this reference, is made a part hereof and
incorporated herein.

The true consideration for this conveyance is \$360,000.

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.

IN WITNESS WHEREOF, grantors have executed this
instrument this 15 day of December, 1992.

Totssie W. J. Lorenz
Totssie W. J. Lorenz

John Michael Lorenz
John Michael Lorenz

Glenn Thomas Lorenz
Glenn Thomas Lorenz
Glenn Thomas Lorenz

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On DECEMBER 28, 1992 before me, DEBIE FENLEY

personally appeared *TOTSIE W. J. LORENZ* *****

personally known to me (or proved

to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within

instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),

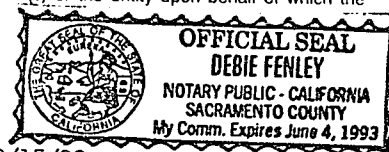
and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the

person(s) acted, executed the instrument.

WITNESS my hand and official seal.

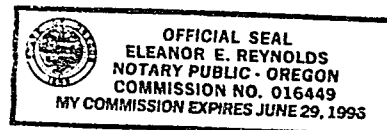
Signature Debie Fenley
RE: STATUTORY WARRANTY DEED DATED 12/15/92

County of Klamath)



FORNIA

Be it remembered that on this 5th day of December, 1992, personally appeared before me, a Notary Public in and for said County and State, the above named Glenn Thomas Lorenz and acknowledged the foregoing instrument to be his voluntary act and deed.



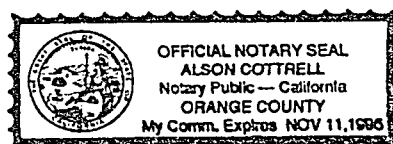
Eleanor E. Reynolds
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-29-96

STATE OF CALIFORNIA)

County of Orange)

ss.

Be it remembered that on this 15TH day of December, 1992, personally appeared before me, a Notary Public in and for said County and State, the above named John Michael Lorenz and acknowledged the foregoing instrument to be his voluntary act and deed.



Alson Cottrell
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: 11-11-95

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

4. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Sprague River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.

5. Rights of others there to entitled in and to the continued uninterrupted flow of the Sprague River, and rights of upper and lower riparian owners in and to the use of the waters and natural flow thereof.

6. Reservations and restrictions as contained in Deed dated February 24, 1958 and recorded March 4, 1958 in Volume 298, page 1, Deed Records of Klamath County, Oregon, to wit:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved in trust, for grantors, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720).

Affects the S1/2S1/2, S1/2 N1/2 S1/2, Section 7, Lots 1, 2, 3 and 4 Section 18 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

7. Reservations and restrictions as contained in Deed recorded October 13, 1958 in Volume 304, page 580, Deed Records of Klamath County, Oregon, to wit:

"Subject to such rights for railroad purposes as the Oregon California and Eastern Railroad Company may have under the Act of March 2, 1899 (30 Stat. 990)."

Affects Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Section 5, Lots 25, 26, 31 and 32, Section 8, N1/2 NE1/4 and Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, Section 24, NE1/4.

8. Reservations and restrictions as contained in Deed recorded October 13, 1958 in Volume 304, page 584, Deed Records of Klamath County, Oregon, to wit:

"Subject to such rights for transmission line purposes as the California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U.S.C. sec. 961). Subject to a right of way to the United States for road purposes under the Act of February 5, 1948 (62 Stat. 17).

Affects Section 24, N1/2 SE1/4, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

9. Reservations and restrictions as contained in Land Status Report recorded October 14, 1956 in Volume 304, page 640, Deed Records of Klamath County, Oregon, to wit:

"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Inst., January 13, 1919, 44 L. D. 513)."

Affects E1/2 E1/2 NW1/4 SE1/4, NE1/4 SE1/4, Section 12, N1/2 NE1/4 Section 13, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

10. Reservations and restrictions as contained in Land Status Report recorded October 28, 1958 in Volume 305, page 465, Deed Records of Klamath County, Oregon, to wit:

"and there is reserved from the lands herein granted a right of way thereon for ditches or canals constructed by the United States."

Affects S1/2 S1/2, S1/2 E1/2 S1/2, Section 7, Lots 1, 2, 3 and 4, Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

11. Reservations and restrictions as contained in Deed of Tribal Property dated March 24, 1959 and recorded March 24, 1959 in Volume 312, page 513, Deed Records of Klamath County, Oregon, to wit:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1919, 44 L. D. 513)."

Affects SE 1/4, E1/2 SW1/4 Section 10, E1/2, SW1/4 Section 11, all of Section 12 (except E1/2 E1/2 NW1/4 SE1/4, NE1/4 SE1/4 Section 12) N1/2 NW1/4 Section 13, N1/2 Section 15, N1/2, N1/2 S1/2 Section 16, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

12. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 18, 1965
Recorded: June 25, 1965
Volume: 362, page 447, Deed Records of Klamath County, Oregon
In favor of: United States of America
For: Boulder Creek Road Project

13. Right of Way Easement, subject to the terms and provisions thereof;
Dated: July 15, 1971
Recorded: July 20, 1971
Volume: M71, page 7583, Microfilm Records of Klamath County, Oregon
In favor of: The United States of America
Affects: A portion of the NE1/4 SE1/4 of Section 24

14. Right of Way Easement, subject to the terms and provisions thereof;
Dated: April 13, 1971
Recorded: July 20, 1971
Volume: M71, page 7586, Microfilm Records of Klamath County, Oregon
In favor of: The United States of America
Affects: A portion of the NE1/4 SE1/4 of Section 24, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Jan. A.D., 19 93 at 2:23 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 1199.

FEE \$45.00

Evelyn Biehn County Clerk

By Pauline M. Henderson