

56727 3 JAN 22 PM 3 16 mtc 27021 WARRANTY DEED Vol. m93 Page 1708

KNOW ALL MEN BY THESE PRESENTS, That CIRCLE FIVE RANCH, INC., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HICKEY RANCHES, INC., an Oregon Corporation hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

Taxes for the fiscal year 199201993, a lien due and payable. Account No.

4111 00200 00400; Key No. 105371; Amount \$182.97; Code No. 016 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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

STATE OF OREGON,

County of

, 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.

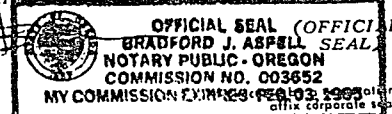
11 JANUARY 1993

Personally appeared LOUIS KAPLAN and DEBORAH KAPLAN who, being duly sworn, 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

CIRCLE FIVE 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:

Notary Public for Oregon
My commission expires:



Circle Five Ranch Inc

GRANTOR'S NAME AND ADDRESS

Hickey Ranches Inc

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hickey Ranches
P.O. Box 67
Merrill, OR 97633
NAME, ADDRESS, ZIP

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

Hickey Ranches
P.O. Box 67
Merrill, OR 97633
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being 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 of the East 1/4 corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 07' 50" West 27.0 feet and South 0 degrees 02' 50" West 6148.5 feet distant; thence North 0 degrees 02' 50" East along said Easterly right of way fence 439.88 feet to a 5/8" iron pin; thence South 89 degrees 57' 10" East 194.20 feet to a 5/8" iron pin reference monument; thence South 89 degrees 57' 10" East 3.60 feet to a point; thence South 2 degrees 15' 20" West 442.96 feet to a 5/8" iron pin; thence North 89 degrees 07' 50" West 180.8 feet to the point of beginning.

Subject to the printed exception, exclusions and stipulations which are part of said policy, and to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Shasta View Irrigation District.
5. Possible easements for power poles and lines as disclosed by Partition Deed and Easement Agreement recorded June 20, 1962 in Volume 338, page 307, Deed Records of Klamath County, Oregon.
(No specific location mentioned therein)
6. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 8, 1976
Recorded: June 14, 1976
Volume: M76, page 8773, Microfilm Records of Klamath County, Oregon
In favor of: Stiles Enterprises
For: Water pipeline
7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: February 5, 1979
Recorded: March 16, 1979
Volume: M79, page 5976, Microfilm Records of Klamath County, Oregon
In favor of: Stiles Enterprises, Inc.
For: Pipeline easement for water from a well

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of Jan. A.D., 19 93 at 3:16 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 1708.

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]