

WARRANTY DEED
MTC 29497-KR

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN A. GIRARD, JR. Trustees of THE GIRARD FAMILY TRUST as to Parcels 1 and 2 and S.A. GIRARD, as to Parcel 3 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEES OF THE SCHWARTZ FAMILY TRUST

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

PARCEL 1: The South half of Southwest quarter and South half of Northeast quarter of Southwest quarter of Section 35, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: All of Section 2 in Township 36 South of Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3: The SE $\frac{1}{4}$ of Section 35, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 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 \$ 350,000.00

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.

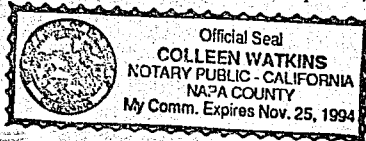
In Witness Whereof, the grantor has executed this instrument this 11th day of May, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ CALIFORNIA)
County of NAPA) ss.
May 19, 19 93

Personally appeared the above named STEPHEN A. GIRARD, JR., Trustee of THE GIRARD FAMILY TRUST and S.A. GIRARD

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

Before me: Colleen Watkins
Notary Public for Oregon
My commission expires: 11-25-94



THE GIRARD FAMILY TRUST

X Stephen A. Girard, Jr.
Stephen A. Girard, Jr.

X S.A. GIRARD
S.A. GIRARD

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

THE GIRARD FAMILY TRUST et al
P.O. Box 349
Oakville, CA 94562

GRANTOR'S NAME AND ADDRESS

THE SCHWARTZ FAMILY TRUST
P.O. Box 498 2725 Refugio Rd
Solvang, CA 93464 Santa Ynez Calif 93460

GRANTEE'S NAME AND ADDRESS

THE SCHWARTZ FAMILY TRUST
P.O. Box 498 2725 Refugio Rd
Solvang, CA 93464 Santa Ynez Calif 93460

NAME, ADDRESS, ZIP

THE SCHWARTZ FAMILY TRUST
P.O. Box 498 2725 Refugio Rd
Solvang, CA 93464 Santa Ynez Calif 93460

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of May, 19 93, at 3:31 o'clock P. M., and recorded in book M93 on page 10923 or as file/reel number 61532

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Dorlene Mullendore Deputy

FEE: \$30.00