

KLAMATH COUNTY TITLE COMPANY

K-44585 / K-45058

STATUTORY WARRANTY DEED
(Individual or Corporation)

ROBERT F. BROWN

conveys and warrants to THE BONANZA PARTNERSHIP, A CALIFORNIA PARTNERSHIP CONSISTING OF NELSON E. SOMERS, SR., BARBARA A. SOMERS, NELSON E. SOMERS, JR. AND** Grantor,
the following described real property in the County of KLAMATH and State of Oregon. Grantee,
CHRISTOPHER L. SOMERS

TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN

SECTION 6: E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 7: LOTS 1, 2, 3, 4, E $\frac{1}{2}$ W $\frac{1}{2}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ SECTION 17: W $\frac{1}{2}$ NW $\frac{1}{4}$ AND THAT PORTION OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ WEST AND NORTH OF THE HORSEFLY IRRIGATION DISTRICT CANAL.SECTION 18: LOT 1, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, AND ALL THOSE PORTIONS OF LOTS 2 AND 3 AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, AND SE $\frac{1}{4}$ SE $\frac{1}{4}$ LYING NORTH OF LOST RIVER.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 1,150,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 24th day of May 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

ROBERT F. BROWN

STATE OF OREGON, County of Klamath)ss.The foregoing instrument was acknowledged before me
this 24th day of May 19 93
by ROBERT F. BROWN

Notary Public for Oregon
My commission expires: 12-19-96

After recording return to:

The Bonanza Partnership
2777 West Young Rd.
Fillmore, California 93015

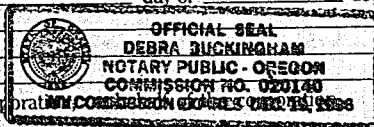
NAME, ADDRESS, ZIP

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

The Bonanza Partnership
2777 West Young Rd.
Fillmore, California 93015

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporate officerSTATE OF OREGON, _____ ss.
County of Klamath

Filed for record at request of:

Klamath County Title Companyon this 25th day of May A.D., 19 93
at 2:17 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 11849By Evelyn Biehn County ClerkBy Annette Mueller

Deputy.

Fee, \$30.00