

74237

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 94 Page 910

KNOW ALL MEN BY THESE PRESENTS, That CHRISTOPHER STEELE and SHARON L. STEELE, Trustees of the CHRIS AND SHARON STEELE 1986 IRREVOCABLE TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M & B CATTLE COMPANY, a partnership 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

## 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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 as of the date of this deed

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 \$1,600,000.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 5 day of January, 1994.

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 5 day of January, 1994, 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.

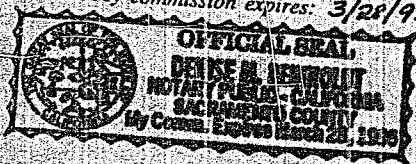
STATE OF OREGON, CALIFORNIA )  
County of Sacramento ) ss.  
January 5, 1994

Personally appeared the above named CHRISTOPHER STEELE and SHARON L. STEELE Trustees of the CHRIS AND SHARON STEELE 1986 IRREVOCABLE TRUST

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

Before me:

*Denise M. Reinhardt*  
Notary Public for California  
My commission expires: 3/28/95



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 CHRIS AND SHARON STEELE 1986 IRREVOCABLE TRUST  
2868 PROSPECT PARK DR., SUITE 300  
RANCHO CORDOVA CA 95670

GRANTEE'S NAME AND ADDRESS  
M & B CATTLE COMPANY

P.O. Box 97  
San Ramon, CA 94583

GRANTEE'S NAME AND ADDRESS  
M & B CATTLE COMPANY

P.O. Box 97  
San Ramon, CA 94583

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

31887-KR

EXHIBIT "A"  
LEGAL DESCRIPTION

911

In Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath,  
State of Oregon.

SECTION 1: The W1/2

SECTION 2: All

SECTION 3: All that portion of Government Lots 8 and 9, the S1/2 NE1/4 and the SE1/4  
lying East of the centerline of the West Canal.

SECTION 10: The NE1/4 NE1/4

SECTION 11: All, EXCEPT the SW1/4 SW1/4

ALSO EXCEPTING THEREFROM a tract of land situated in the SW1/4 NW1/4 and in the  
NW1/4 SW1/4 of Section 11, Township 41 South, Range 8 East of the Willamette Meridian  
Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northwest Corner of said SW1/4 NW1/4; thence North 89 degrees 45' 04"  
East on the North line of said SW1/4 NW1/4, 299.60 feet to the Centerline of the West  
Canal; thence Southerly on said Centerline the following courses and distances: South 33  
degrees 21' 28" East, 234.94 feet; South 27 degrees 13' 17" East, 1192.99 feet; South 07  
degrees 47' 40" East, 1391.51 feet to a point on the South Line of said NW1/4 SW1/4;  
thence South 89 degrees 43' 36" West on said South Line, 1163.23 feet to the Southwest  
Corner of said NW1/4 SW1/4; thence North on the West Line of said NW1/4 SW1/4, 1320.00  
feet to the Northwest Corner of said NW1/4 SW1/4; thence North on the West Line of said  
SW1/4 NW1/4, 1320.00 feet to the point of beginning.

SECTION 12: The W1/2

SECTION 13: The N1/2 NW1/4 and Lots 3 and 4

SECTION 14: The N1/2 NE1/4, the NE1/4 NW1/4, and Lots 1, 2, 3 and 4

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day  
of Jan. A.D., 19 94 at 1:37 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 910.

FEE \$35.00

Evelyn Biehn  
By Quinn M. Millender County Clerk