

01-13-94A11:27 RCVD

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

Pierre A. Kern  
2730 Avenida Caballo  
Santa Ynez, CA 93460

MTIC 28565-KA  
STATUTORY WARRANTY DEED

Tottsie W. J. Lorenz, grantor, conveys and warrants to  
Trustee of the PIERRE A. KERN 1993 TRUST  
Pierre A. Kern, grantee, the following described real property  
free of encumbrances except as specifically set forth herein  
situated in Klamath County, Oregon, to-wit:

See Exhibit "A" which is attached hereto and  
by this reference incorporated herein.

The said property is free from encumbrances except  
those exceptions, easements, rights of way, and reservations of  
record and identified as exceptions 2 through 12 as set forth on  
Exhibit "B" which, by this reference is also made a part hereof  
and incorporated herein.

The true consideration for this conveyance is  
\$1,040,000. "THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED ABOVE IS DONE AT  
THE DIRECTION OF CLTC EXCHANGE COMPANY AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT  
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN /OF SAID  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND /GRANTEE."  
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, grantor has executed this  
instrument this 4 day of January, 1993.

*Tottsie W. J. Lorenz*  
Tottsie W. J. Lorenz

STATE OF CALIFORNIA )

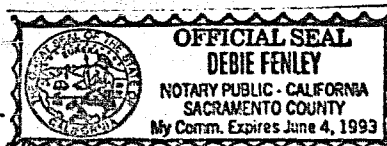
C )  
STATE OF CALIFORNIA )  
COUNTY OF SACRAMENTO ) ss.  
I On JANUARY 4, 1993 before me, DEBIE FENLEY  
C personally appeared \*TOTTISIE W.J. LORENZ\* \*\*\*\*\*  
C \*\*\*\*\* personally known to me (or proved

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

RE: STATUTORY WARRANTY DEED DATED 1/4/93  
LORENZ TO KERN



(This area for official notarial seal)

193,

1

and

A

# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

ALL of Section 9, EXCEPTING THEREFROM the S1/2 S1/2 NW1/4 NW1/4; the N1/2 N1/2 SW1/4 NE1/4; the N1/2 S1/2 NE1/4 NE1/4; the S1/2 S1/2 NW1/4 SE1/4; the S1/2 N1/2 SE1/4 SW1/4; the S1/2 S1/2 NW1/4 SW1/4; the N1/2 S1/2 SW1/4 SW1/4; the S1/2 N1/2 SE1/4 NW1/4 all in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2

ALL of Section 16 and the E1/2 of Section 17, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 3

The W1/2 of Section 17 and the E1/2, E1/2 W1/2 of Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 4

The fractional N1/2, N1/2 N1/2 N1/2 SE1/4; N1/2 N1/2 NE1/4 SW1/4; N1/2 S1/2 NE1/4 SW1/4; S1/2 S1/2 NE1/4 SW1/4; S1/2 N1/2 SW1/4 SE1/4; N1/2 S1/2 SE1/4 SW1/4; S1/2 S1/2 NW1/4 SE1/4; N1/2 N1/2 SW1/4 SE1/4; N1/2 S1/2 SW1/4 SW1/4; S1/2 N1/2 NW1/4 SW1/4; All being in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company by deed recorded Volume 80 page 437 and Volume 84, page 417, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM any portion lying within the US Highway 66 right of way.

## PARCEL 5

The S1/2 N1/2 NE1/4 SE1/4, and N1/2 S1/2 NE1/4 SE1/4 EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company, Section 19 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 6

N1/2 S1/2 SE1/4 SE1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 7

The S1/2 N1/2 NW1/4 SE1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

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 Deeds recorded:  
in Volume 137, page 99, Deed Records of Klamath County, Oregon,  
in Volume 145, page 387, Deed Records of Klamath County, Oregon,  
in Volume 153, page 309, Deed Records of Klamath County, Oregon,  
in Volume 162, page 567, Deed Records of Klamath County, Oregon, including but not limited to the following:

"existing rights of way for utilities, highways, roads and the like."

7. Reservations as contained in deed recorded February 7, 1947 in Volume 202, page 117, Deed Records of Klamath County, Oregon.

8. Reservations as contained in deed recorded October 20, 1959 in Volume 316, page 528, Deed Records of Klamath County, Oregon.

9. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: October 20, 1959  
Volume: 316, page 528, Deed Records of Klamath County, Oregon

10. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 27, 1983  
Recorded: September 27, 1983  
Volume: M83, page 16617, Microfilm Records of Klamath County, Oregon

11. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: November 1, 1983  
Volume: M83, page 18833, Microfilm Records of Klamath County, Oregon

12. Financing Statements, if any, filed in the office of the Secretary of State.

### Exhibit "B"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 13th day  
of Jan A.D. 19 94 at 11:27 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 1364.

FEE \$40.00

Evelyn Biehn, County Clerk  
By Pauline Miller