

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RIVER SPRINGS RANCH CO., an Oregon corporation as to Parcel 1 and PIERRE A. KERN, TRUSTEE OF THE PIERRE A. KERN 1993 TRUST, as to Parcel 2 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEES OF THE SIMONSEN FAMILY TRUST U/D/T MARCH 20, 1986, 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:

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."

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

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 \$ 109,455.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the 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 26th day of March, 19 94; 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,)
County of Klamath) ss.
March 16, 19 94

Personally appeared the above named
PIERRE A. KERN, TRUSTEE OF THE
PIERRE A. KERN 1993 TRUST

by: Pierre A. Kern, President
THE PIERRE A. KERN 1993 TRUST

by: Pierre A. Kern, Trustee

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

Before me:

Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this March, 19 94, by PIERRE A. KERN, president, ~~and~~

SECRETARY of RIVER SPRINGS RANCH CO. a n Oregon corporation, on behalf of the corporation.

Notary Public for Oregon Kristin L. Redd
My commission expires: 11/16/95 (SEAL)

RIVER SPRINGS RANCH CO. &
2730 Avenida Caballo
Santa Ynez, CA 93460
GRANTOR'S NAME AND ADDRESS

THE SIMONSEN FAMILY TRUST U/D/T 3/20/86
9390 Hwy 140 East
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

Alert Recording Return to:
THE SIMONSEN FAMILY TRUST U/D/T 3/20/86
9390 Hwy 140 East
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all the statements shall be sent to the following address:
THE SIMONSEN FAMILY TRUST U/D/T 3/20/86
9390 Hwy 140 East
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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 _____ 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

HTC Number: 32074-KR

PARCEL 1

The S1/2 of the N1/2 of the S1/2 and the S1/2 of the S1/2 in Section 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

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

TOGETHER WITH an easement for existing irrigation delivery and tail water systems and right of access to repair and maintain such irrigation delivery and tail water systems; it is recognized that such systems, including as exists on the above described property, may be subject to rights of additional users and such rights to the use and maintenance of such irrigation systems may be shared and such rights subject to and granted herein are nonexclusive and are to the extent that Grantor has rights to grant such easement.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 17th day of March A.D., 19 94 at 10:37 o'clock a M., and duly recorded in Vol. M94 of Deeds on Page 8105.

FEE \$35.00

Evelyn Biehn - County Clerk

By William M. Lindore