

WARRANTY DEED

W. C. RANCH, INC., an Oregon Corporation

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

~~THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION~~

****THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT RESERVATION OF EASEMENT****

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 forever, 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 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 \$ 147,500.00

[illegible]

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 8th day of May, 19 95, 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.

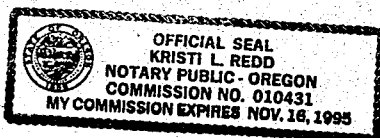
STATE OF OREGON,)
County of _____) ss.
_____, 19____.

Personally appeared the above named _____
W. C. RANCH, INC.

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss

The foregoing instrument was acknowledged before me this
May 5, 19 95, by Michael B. Wray

_____, president, and by John W. Dey
_____, secretary of W.C. Ranch, Inc.

an Oregon corporation, on behalf of the corporation

Notary Public for Oregon Justin L. Feld
My commission expires: _____ (SEAL)

W. C. RANCH, INC.
17356 HILL ROAD
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

JEFFREY QUINOWSKI and ANNETTE QUINOWSKI
4327 SHASTA WAY
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording your data

JEFFREY QUINOWSKI and ANNETTE QUINOWSKI
4327 SHASTA WAY
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

Until a change is requested all my assignments shall be sent to the following address:

JEFFREY QUINOWSKI and ANNETTE QUINOWSKI
4327 SHASTA WAY
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

STATE OF OREGON.

55

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

MOUNTAIN TITLE COMPANY

14710

11913

26019

EXHIBIT 'A'
LEGAL DESCRIPTION

Reserving unto the Grantor his heirs, successors and assigns an irrigation easement for the benefit of Grantor's adjoining lands, the Easterly 15 feet of the NW1/4 of the NW1/4 of Section 21, commencing at the USBR "G" Canal and running Northerly to the Section line common to Sections 16 and 21, also the Easterly 15 feet of the SW1/4 of the SW1/4 of Section 16 lying Southerly of Hill Road, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, including ingress, egress and maintenance.

All the following described real property situated in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 16: The SW1/4 of the SW1/4 lying Southerly of Hill Road and excepting therefrom any portion of the SW1/4 of the SW1/4 lying Southwesterly of the Great Northern Railroad right of way.

Section 20: Government Lot 4

Section 21: Government Lots ~~8~~, 9, 10 and 11, EXCEPTING that portion of Government Lot 9, lying South of Lost River. ALSO EXCEPTING that portion of Government Lot 11 lying within the following description:

Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Great Northern Railroad right of way from which the section corner common to Section 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian bears North 53 degrees 48' 36" West a distance of 667.31 feet; thence North 44 degrees 00' 00" West along said right of way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360, page 132, Deed Records of Klamath County, Oregon; thence North 73 degrees 00' 00" West along said Northerly line 276.12 feet to a point on the Southeasterly right of way line of Zuckerman Road; thence South 33 degrees 09' 20" West along said Southeasterly right of way line 331.87 feet; thence South 50 degrees 47' 36" East 292.42 feet to a point on the South line of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48 degrees 52' 32" East 232.66 feet; thence South 52 degrees 04' 05" East 237.81 feet; thence leaving said high water line North 63 degrees 04' 05" East 108.12 feet; thence South 26 degrees 20' 35" East 105.18 feet; thence South 44 degrees 00' 00" East 162.43 feet; thence North 78 degrees 45' 30" East 354.64 feet to the point of beginning.

TOGETHER with an easement 20 feet in width for the purpose of egress and ingress, the centerline of which is more particularly described as follows: Commencing at the most Southeasterly corner of the above described parcel; thence North 44 degrees 00' 00" West 392.41 feet to the point of beginning for this easement; thence South 48 degrees 51' 55" West 168.04 feet; thence South 70 degrees 36' 00" West 110 feet.

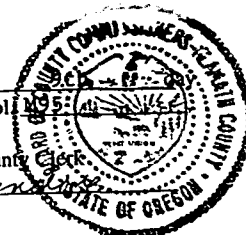
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the _____
of May A.D., 19 95 at 9:49 o'clock A M., and duly recorded in Vol. M95
of _____ Deeds on Page 11912

FEE \$35.00

INDEXED

By Bernetha G. Letsch, County Clerk



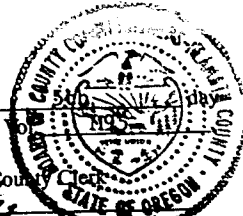
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the _____
of June A.D., 19 95 at 10:10 o'clock A M., and duly recorded in Vol. M95
of _____ Deeds on Page 14709

FEE \$10.00

INDEXED

By Bernetha G. Letsch, County Clerk



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day
of Sept A.D., 19 95 at 11:39 o'clock A M., and duly recorded in Vol. M95
of _____ Deeds on Page 26018

FEE \$10.00

By Bernetha G. Letsch, County Clerk