

## WARRANTY DEED

Recording requested by and  
when recorded return to:

James E. Petersen  
Karnopp, Petersen, Noteboom,  
Hubel, Hansen & Arnett  
1201 N.W. Wall Street  
Suite 300  
Bend, Oregon 97701

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

c/o Richard T. Thieriot  
San Francisco Chronicle  
901 Mission Street  
San Francisco, CA 94103

*The true consideration for this conveyance is \$850,000.*

HAL P. RINEY, Grantor, conveys and warrants to RICHARD T. THIERIOT, Grantee, whose address is 901 Mission Street, San Francisco, California 94103, the following described property free of encumbrances except as specifically set forth herein [See Exhibit "A" attached hereto]:

TOGETHER WITH: All appurtenant easements and water rights;

## SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specifically assessed as farm land. Taxes for the year 1995-96, and possible prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Reservations and restrictions in Patent to Dayton O. Williams, dated February 17, 1923, recorded March 12, 1923, in Volume 59 page 625, Deed of Records of Klamath County, Oregon, as follows: "The lands hereby conveyed are subject to a lien, prior and superior to all other liens, for the amount of costs and charges due to the United States for and on account of construction of the

irrigation system or acquisition of water rights by which said lands have been or are to be reclaimed as provided and prescribed by the Act of Congress of May 18, 1916 (39 Stat. 123) and the lien so created is hereby expressly reserved."

3. Reservations and restrictions in Land Status Report, recorded November 24, 1958, in Volume 306 page 571, Deed of Records of Klamath County, Oregon, as follows: "The following reservation is made: a. The above-described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for by the United States. (Dept. Instr. January 13, 1916, 44 L.D. 513)." Affects E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 7 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Sec. 18.
4. Reservations and restrictions in deed from United States of America to Dayton O. Hyde and Gerda V. Hyde, husband and wife, dated March 8, 1976, recorded March 22, 1976, in Volume M76 page 4031, Deed Records of Klamath County, Oregon. Affect NW $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 8.
5. Terms and provisions, conditions and restrictions in easement agreement, given by Dayton O. Hyde and Gerda V. Hyde, to Sand Creek Ranch, a partnership consisting of The Grupe Company and Cortopassi/Graham, Inc., dated December 27, 1984, recorded December 28, 1984, in Volume M84 page 21616, Deed Records of Klamath County, Oregon. Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 31 Twp. 32 S.R. 11.
6. Terms and provisions in Agreement for Protective Easement, between Dayton O. Hyde and Gerda V. Hyde, and Sand Creek Ranch, a partnership consisting of The Grupe Company, a California corporation, and Cortopassi/ Graham, Inc., a California corporation, dated December 27, 1984, recorded December 28, 1984, in Volume M84 page 21622, Deed Records of Klamath County, Oregon. Affects Portion Sec. 17 and 8 Twp. 32 R 11.

7. Terms, provisions, conditions and restrictions in easement agreement, given by Dayton O. Hyde and Gerda V. Hyde, to Sand Creek Ranch, a partnership consisting of The Grupe Company and Cortopassi/Graham, Inc., dated December 27, 1984, recorded December 28, 1984, in Volume M84 page 21628, Deed Records of Klamath County, Oregon. Affects Sec. 8 and 5 Twp. 33 R 11.
8. Conservation Restrictive Covenant, including the terms and provisions thereof, between Sand Creek Ranch, a partnership consisting of The Grupe Company and Cortopassi/Graham, Inc., and Dayton O. Hyde and Gerda V. Hyde, dated December 27, 1984, recorded December 28, 1984, in Volume M84 page 21636, Deed Records of Klamath County, Oregon.
9. Terms, provisions, conditions and restrictions in Agreement for use of irrigation ditch, given by Dayton O. Hyde and Gerda V. Hyde, to Sand Creek Ranch, a partnership consisting of The Grupe Company and Cortopassi/Graham, Inc., dated December 27, 1984, recorded December 28, 1984 in Volume M84 page 21645, Deed Records of Klamath County, Oregon.
10. Terms, provisions, conditions and restrictions in Telephone Easement, given by Dayton O. Hyde and Gerda V. Hyde, to Sand Creek Ranch, a partnership consisting of The Grupe Company and Cortopassi/Graham, Inc., dated December 27, 1984, recorded December 28, 1984, in Volume M84 page 21651, Deed Records of Klamath County, Oregon.

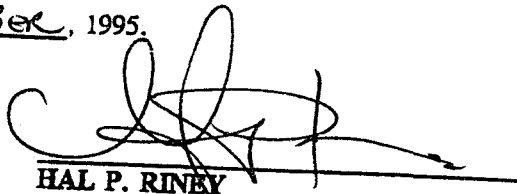
Tax Account No.: \_\_\_\_\_

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

34672

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

DATED this 30th day of NOVEMBER, 1995.

  
HAL P. RINEY

STATE OF CALIFORNIA                    )  
  ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
1995, by HAL P. RINEY.

SEE ATTACHED  
NOTARY CERTIFICATE

\_\_\_\_\_  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

34673  
19843

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Township 32 South, Range 11 E.W.M.

- Section 5: S $\frac{1}{4}$ S $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 6: E $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 7: N $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 8: NW $\frac{1}{4}$ , SW $\frac{1}{4}$   
Section 17: The Northerly 30 feet of the N $\frac{1}{4}$ NW $\frac{1}{4}$  lying Westerly of Williamson River  
Section 18: NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{4}$ S $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 19: NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER WITH THE FOLLOWING EASEMENTS

A permanent non-exclusive private right of way over and across the Easterly 40 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 31 Township 32 South, Range 11 E.W.M.

A permanent right of way 30 feet wide over Section 17 Township 32 South, Range 11 E.W.M., from the Klamath County Road 4648 in the vicinity of Wickiup Springs, running Northwesterly to the Southern Boundary of the SW $\frac{1}{4}$  of Section 8 Township 32 S.R. 11 E.W.M.

A permanent right of way over, across, and along a portion of Sec. 8, N $\frac{1}{4}$ N $\frac{1}{4}$ S $\frac{1}{4}$ , and Section 5, Twp. 33 S.R. 11 E.W.M., Klamath County, Oregon, which is 150 feet wide and 3700 feet long, for use as a landing strip, and an adjacent portion of said Sections 300 feet wide and 300 feet long for a parking area for aircraft and ground vehicles, bounded by a wire fence, consisting of 14.8 acres, more or less, together with an easement at least 30 feet wide for access to and egress from such 14.8 acre portion of said Sections, between said portion and Williamson River Road.

Right to use and extend the existing irrigation ditch over and across NW $\frac{1}{4}$  Sec. 9, N $\frac{1}{4}$ SE $\frac{1}{4}$ , W $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 8, W $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 5, Twp 33 S.R. 11 E.W.M., E $\frac{1}{4}$ W $\frac{1}{4}$  Sec. 32, E $\frac{1}{4}$ W $\frac{1}{4}$  Sec. 29, SE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{4}$ W $\frac{1}{4}$  Sec. 20, W $\frac{1}{4}$ W $\frac{1}{4}$  Sec. 17 Twp. 32 S.R. 11 E.W.M.

A telephone easement across E $\frac{1}{4}$ E $\frac{1}{4}$  Sec. 32, E $\frac{1}{4}$ SE $\frac{1}{4}$ , W $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 29, W $\frac{1}{4}$ E $\frac{1}{4}$  Sec. 20, W $\frac{1}{4}$ E $\frac{1}{4}$  Sec. 17 Twp. 32 S.R. 11 E.W.M.; SE $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 9, W $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 4, NE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 5 Twp. 33 S.R. 11 E.W.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. \_\_\_\_\_ day  
of Sept. A.D. 19 92 at 9:39 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 19839

Evelyn Biehn  
By Evelyn Biehn County Clerk

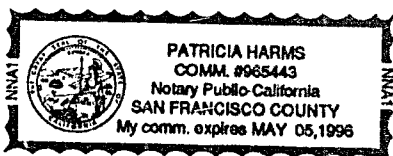
FEE \$50.00

INDEXED  
C. I. ✓

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SAN FRANCISCOOn NOVEMBER 30, 1995 before me, PATRICIA HARMS, NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared HAL P. RINEY  
NAME(S) OF SIGNER(S)

☒ 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.

Patricia Harms  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

## CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

## DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

FOUR

NUMBER OF PAGES

NOVEMBER 30, 1995

DATE OF DOCUMENT

NO OTHER SIGNERS

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 20th day  
of Dec A.D., 19 95 at 3:29 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 34669.

FEE \$55.00

Bernetha G. Letsch, County Clerk  
By Pauline Muckelbauer