

96 APR 25 A9:42

WARRANTY DEED

When recorded, mail to:

Mr. and Mrs. Harold E. Beaubien
722 West Sherwood Drive
Payson, AZ 85541

EXEMPT UNDER A.R.S. §42-1614.B8

For and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, we, Harold E. Beaubien and Laura M. Beaubien, husband and wife, ("Grantors"), do hereby convey to Harold E. Beaubien and Laura M. Beaubien, Trustees of the BEAUBIEN FAMILY TRUST, Trust No. HLB-One, under Agreement dated the 23 day of February, 1996 ("Grantee"), the following described real property situated in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Existing taxes, assessments, liens, reservations in patents, encumbrances, covenants, conditions, restrictions, rights-of-way, and easements, obligations, and liabilities as may appear of record.

And Grantors bind themselves and their successors to warrant the title conveyed hereby against all persons whomsoever, subject to the matters above set forth.

In Compliance with A.R.S. §33-404, the Beneficiaries under Agreement dated February 23, 1996, are:

Robert L. Beaubien, Gregory E. Beaubien, Laurie L. Collins, Daniel L. Beaubien,
Lindy Anne Thompson and Michael S. Beaubien

DATED this 23 day of February, 1996.

Harold E. Beaubien
Grantor/Trustor

Laura M. Beaubien
Co-Grantor/Co-Trustor

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF GILA)

On this 23 day of February, 1996, before me, the undersigned Notary Public, personally appeared Harold E. Beaubien and Laura M. Beaubien, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

R. L. Dugger, Sr.
Notary Public

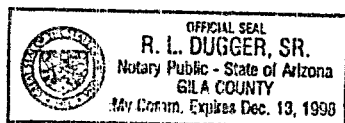


EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears South 00 degrees 01' 10" West, along the West line of said Section 18 a distance of 2192.47 feet and South 89 degrees 51' 42" East a distance of 1775.44 feet from the iron pin monument marking the Northwest corner of said Section 18; thence continuing South 89 degrees 51' 42" East a distance of 827.97 feet to a point on the East line of said NW1/4 of Section 18; thence South 00 degrees 00' 23" West along said East line a distance of 465.0 feet to the center one-quarter corner of Section 18; thence North 89 degrees 51' 42" West along the South line of said NW1/4 a distance of 827.64 feet to a point; thence North 00 degrees 02' 03" West a distance of 465.0 feet, more or less, to the point of beginning.

TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground.

ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60 foot strips of land situated in the N1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines: Beginning at a point on the Easterly right of way line of State Highway 39; said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 degrees 51' 42" East 2548.10 feet to a point, North 89 degrees 51' 42" West 30.00 feet from the East line of the NW1/4, said Section 18.

ALSO, beginning at the center 1/4 corner of said Section 18; thence North 00 degrees 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2192.47 feet and South 89 degrees 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4, said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2132.47 feet and South 89 degrees 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00 degrees 02' 42" West 409.32 feet; thence South 89 degrees 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 degrees 03' 50") 205.35 feet; thence South 42 degrees 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 degrees 03' 30") 217.11 feet; thence North 66 degrees 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 degrees 18' 42") 447.60 feet; thence North 03 degrees 17' 26" West 157.53 feet to the North line of the SE1/4 NW1/4, said Section 18.

PARCEL 2

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West 2192.47 feet; thence South 89 degrees 51' 42" East 1588.04 feet to the true point of beginning; thence South 89 degrees 51' 42" East 187.40 feet; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4 of said Section 18; thence North 89 degrees 51' 42" West along said line, 187.40 feet; thence North 00 degrees 02' 03" West 465.00 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground.

ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60 foot strips of land situated in the N1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines: Beginning at a point on the Easterly right of way line of State Highway 39; said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 degrees 51' 42" East 2543.10 feet to a point, North 89 degrees 51' 42" West 30.00 feet from the East line of the NW1/4, said Section 18.

ALSO, beginning at the center 1/4 corner of said Section 18; thence North 00 degrees 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2192.47 feet and South 89 degrees 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4, said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2132.47 feet and South 89 degrees 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00 degrees 02' 42" West 409.32 feet; thence South 89 degrees 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 degrees 03' 50") 205.35 feet; thence South 42 degrees 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 degrees 03' 30") 217.11 feet; thence North 66 degrees 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 degrees 18' 42") 447.60 feet; thence North 03 degrees 17' 26" West 157.53 feet to the North line of the SE1/4 NW1/4, said Section 18.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Harold E Beaubien the 25th day
of April A.D., 19 96 at 9:42 o'clock AM., and duly recorded in Vol. M96
of Records on Page 11555

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]