

MTC-40427-KA

TRUSTEES OF THE BACCHI 1991 LIVING TRUST UTA AUGUST 7, 1991, and TRUSTEES OF THE WILLIAM LEWIS BACCHI and TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST, UTA DECEMBER 17, 1996 and TRUSTEES OF THE BENJAMIN J. POMEROY and CARLA M. POMEROY REVOCABLE LIVING TRUST, UTA JANUARY 6, 1997, ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: SANWA BANK CALIFORNIA TRUSTEE UNDER TRUST #55233-10-0, LEWIS M. MATHIS, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 1,040,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8700 AUBURN-FOLSOM ROAD, SUITE 600, GRANITE BAY, CA 95746

Dated this 07 day of March, 1997

SEE ATTACHED SIGNATURE PAGE

97 MAR 20 AM 11:14

TRUSTEES OF THE BACCHI 1991 LIVING TRUST, UTA AUGUST 7, 1991

Eddie Murray Bacchi  
 EDDIE MURRAY BACCHI, CO-TRUSTEE

Virginia May Bacchi  
 VIRGINIA MAY BACCHI, CO-TRUSTEE

TRUSTEES OF THE WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST, UTA DECEMBER 17, 1996

William Lewis Bacchi  
 WILLIAM LEWIS BACCHI, TRUSTEE

Terrie Lomas Bacchi  
 TERRIE LOMAS BACCHI, TRUSTEE

TRUSTEES OF THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST, UTA JANUARY 6, 1997

Carla M. Pomero  
 CARLA M. POMEROY, TRUSTEE

Benjamin J. Pomero  
 BENJAMIN J. POMEROY, TRUSTEE

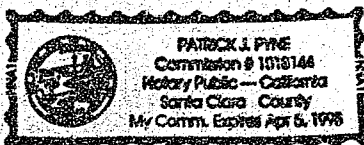
Dated this 6<sup>th</sup> day of March, 1997.STATE OF CaliforniaCOUNTY OF Santa Clarass. March - 6 1997

Personally appeared the above named William Lewis Bacchi  
and Terrie Lomas Bacchi  
 and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

(seal)

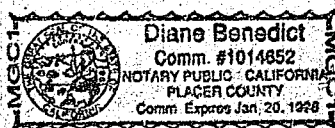
Patrick J. Pine  
 Notary Public  
 State of CALIFORNIA  
 My Commission expires: April 5, 1998



## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of PlacerOn 3/7/97 before me, Diane Benedict  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"  
personally appeared Eddie Murray Bacchi, Carla M. Pomeroy & Benjamin J. Pomeroy  
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.

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

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

## DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE



## INDIVIDUAL ACKNOWLEDGMENT

State of OregonCounty of Klamath

} ss.

On this the 10th day of March 19 97.before me, Susan E. Davis

Name of Notary Public

the undersigned Notary Public, personally appeared

VIRGINIA MAY BACCHI

Name of Signer(s)

☐ personally known to me☒ 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 that he/she/they executed it.

WITNESS my hand and official seal.

Susan E. Davis

Signature of Notary Public

## OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: WARRANTY DEEDDocument Date: March 7, 1997Number of Pages: 4

Signer(s) Other Than Named Above: \_\_\_\_\_

Top of thumb here

A tract of land situated in Sections 6, 7, 18 and 19, Township 34 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 1 and 6, Township 34 South, Range 6, East of the Willamette Meridian, Klamath County, Oregon, as marked by a 1931 G.L.O. brass cap monument; thence North 00 degrees 03' 52" West along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly, along the centerline of said Seven Mile Canal, 310 feet, more or less, thence South 00 degrees 12' 47" West 195 feet, more or less, to a PK nail on a fence post; from which said North 1/16 corner bears South 35 degrees 49' 22" West 516.81 feet; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet, more or less to the centerline of the said Seven Mile Canal; thence Southeasterly along the centerline of the said Seven Mile Canal; 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; South 00 degrees 13' 57" East 16,175 feet, more or less, South 23 degrees 53' 22" East 156.11 feet and South 13 degrees 18' 22" West 681.05 feet to its intersection with the centerline of an existing canal; thence North 74 degrees 27' 51" West, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described in Deed Volume 331, page 367, Parcel 1, as recorded in the Klamath County deed records; thence North 00 degrees 04' 38" West along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331 page 367, Parcel 1; thence West 98.00 feet to the Northwest corner of said Deed Volume 331 page 367, Parcel 1, on the West line of the Northwest 1/4 of said Section 19; thence North 00 degrees 23' 47" East 1557.50 feet to the corner common to Sections 13 and 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and said Sections 18 and 19, as marked by a 1931 G.L.O. brass cap monument; thence North 00 degrees 08' 26" West 2547.24 feet to the 1/4 corner common to said Sections 13 and 18, as marked by a 1931 G.L.O. brass cap monument; thence North 00 degrees 04' 44" West 11,466.34 feet to the point of beginning with bearings based on survey No. 3146, as recorded in the office of the Klamath County surveyor.

EXCLUDING AND EXCEPTING a non-exclusive easement for ingress and egress for irrigation and ranching purposes and for the use of scales, shipping corrals, and other livestock gathering facilities and improvements in the following described property herein designated as Parcel "B", to wit:

#### PARCEL B

A tract of land situated in Government Lots 20, 21, 22 and 25 of Section 6, Township 34 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the North 1/16 corner common to said Section 6 and Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fencepost; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18

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degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East, generally along an existing fence 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears North 00 degrees 12' 47" East from the point of beginning; thence South 00 degrees 12' 47" West 195 feet, more or less to the point of beginning, with bearings based on the West line of said Government Lot 20 as being North 00 degrees 03' 52" West.

HOWEVER, reserving to the grantee an easement for ingress and egress for ranching purposes and the use of scales, shipping corrals, and other livestock gathering facilities and improvements on the remaining lands of grantor. Easement holders to bear all costs for the maintenance and improvement in and to the scales, shipping corrals and livestock gathering facilities and improvements located on their respective properties.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amer Title the 20th day  
of March A.D. 19 97 at 11:15 o'clock A.M., and duly recorded in Vol. M97  
of Deeds on Page 8220

Bernetha G. Letsch, County Clerk

FEE \$55.00

by Kathleen Riss