

FOUR A'S RANCH, INC., an Oregon corp.,

Grantor(s) hereby grant, bargain, sell and convey to:

THE BONANZA PARTNERSHIP, A CALIFORNIA PARTNERSHIP CONSISTING OF NELSON E. SOMERS, SR., BARBARA A. SOMERS, NELSON E. SOMERS, JR. AND CHRISTOPHER L. SOMERS,

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:

All the following described property lying in Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 8: E1/2 SW1/4; SE1/4; Section 9: All; Section 15: W1/2 W1/2; Section 16: All; Section 17: E1/2, SE1/4 NW1/4, and the NE1/4 NW1/4, EXCEPTING THEREFROM that portion lying Westerly and Northerly of Canal.

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:

TOGETHER WITH an easement for ingress and egress as recorded on AUG. 1, 1997 in Volume M97, page 24971, Microfilm Records of Klamath County, Oregon.

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 \$ 700,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 100 MAIN STREET EAST, SUITE A, MEDFORD, OR 97501-0142

Dated this 25<sup>th</sup> day of July, 1997

FOUR A'S RANCH, INC., an Oregon corp.

BY: [Signature] PRESIDENT  
SAM ASADURIAN

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on July 25, 1997

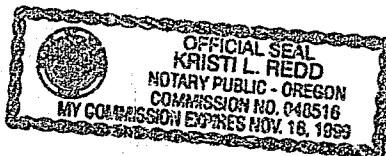
by SAM ASADURIAN

as PRESIDENT

of FOUR A'S RANCH, INC., an Oregon corporation

[Signature]  
Notary Public of OREGON

My commission expires 11/16/99



ESCROW NO. MT40934-KR

Return to:

AMERICAN EXCHANGE SERVICES  
100 MAIN STREET EAST, SUITE A  
MEDFORD, OR 97501-0142

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day of August A.D. 1997 at 11:53 o'clock A.M., and duly recorded in Vol. 107 of Deeds on Page 24974.

FEE \$30.00

By [Signature] Berntha G. Letsch, County Clerk