WARRANTY DEED

Vol. M91 Page 28772

EDDIE MURRAY BACCHI AND VIRGINIA MAY BACCHI AS TRUSTEES OF THE BACCHI 1991
LIVING TRUST, UTA AUGUST 7, 1991 and WILLIAM LEWIS BACCHI AND TERRIE LOMAS
BACCHI AS TRUSTEES OF THE WILLIAM LEWIS BACCHI AND TERRI LOMAS BACCHI REVOCABLE
LIVING TRUST, UTA DECEMBER 17, 1996 and BENJAMIN J. FOMEROY AND CARLA M.
POMEROY AS 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:
L. PAUL LITTLE and CHERI B. LITTLE, husband and wife.

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in SEE EXPLERT A PRICE TO 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 \$ 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6641 Bacchi Road, Loius, CA 95651

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	SEE ATTACHED STGNATURE BACE

day of

After recording return to: L. Paul Little P.O. Box 246 Chiloquin, OR 97624

Dated this

THE BACCHI 1991 LIVING TRUST
EDDIE MURRAY BACCHI, TRUSTEE
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VIRGINIA MAY BACCHI, TRUSTEE
THE WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST
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WILLIAM LEWIS BACCHI, TRUSTEE
Carrie Longo Rock
TERRIE LOMAS BACCHI, TRUSTEE
THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST
A STATE OF THE PROPERTY OF THE
BENJAMIN J. POMEROY
CAPLA M. POMEROY
Dated this day of
bated this day of, 19

STATE OF Caldurala-
STATE OF
COUNTY OF Janta Playa- SS. August 201997
COUNTY OF Jan's Eldra-
personally appeared the above named William Lewis Bacchi -
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and acknowledged the foregoing instrument to be their voluntary act.
WITNESS My hand and official
(seal)
PATRICK J. PYNE
Notary Public Collifornio
State of PALLEONNIA
My Commission expires: AVAIL-1-1997

STATE OF
COLDERY OF
COUNTY OF
The foregoing instrument was acknowledged before me this
19, Dy
as on behalf of
WITNESS My hand and official seal. (seal)
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Notary Public
State of

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VIRGINIA MAY BACCI	HI, TRUSTEE	
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TERRIE LOMAS BACCH	I, TRUSTEE	
THE BENJAMIN J. PO	OMEROY AND CARLA M	. POMEROY REVOCABLE LIVING TRUST
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CARLA M. POMEROY	8	
Dated this 18	_ day of _ Quequest	🚅 – Principal Region (1994) – Transport
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THE BACCHI 1991 LIVING TRUST EDDIE MURRAY BACCHI, TRESTEE Virginia May Bacche VIRGINIA MAY BACCHE, TRUSTEE THE WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST WILLIAM LEWIS BACCHI, TRUSTEE TERRIE LOMAS BACCHI, TRUSTEE THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST BENJAMIN J. POMEROY CARLA M. POMEROY day of ______, 19_____, Dated this STATE OF NEVADO SS. Personally appeared the above named Eddie M. Bacchi & Wirding M. Bacchi & and acknowledged the foregoing instrument to be then voluntary act. WITNESS My hand and official seal. (seal) R.L. BEHLING Notary Public - State of Nevada Appointment Recorded in Washes County Notary Public State of Akvado My Commission expires: No: 90-2760-2 - Expires April 14, 2001 4/14/01 STATE OF ss. The foregoing instrument was acknowledged before me this _ on behalf of WITNESS My hand and official seal. (seal) Notary Public State of

My Commission expires:

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Government Lots 1 and 8 of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 1/2-inch iron pin on the East line of said Section 1 from which the Northeast closing corner of said Section 1, as marked by a 1931 G.L.O. brass cap monument, bears North 00 degrees 03' 52" West 329.90 feet; thence South 88 degrees 21' 24" West 108.64 feet to a 1/2-inch iron pin; thence South 00 degrees 21' 23" East 127.40 feet to a 1/2-inch iron pin on the Northerly edge of an existing fence; thence North 86 degrees 02' 20" East along said Northerly edge of fence, 19.96 feet to a 1/2-inch iron pin by the west wall of an existing barn; thence South 00 degrees 20' 19" East 61.99 feet to a 1/2-inch iron pin on the Southerly edge of an existing fence; thence South 88 degrees 46' 32" East along said Southerly edge of fence 44.40 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 01 degrees 58' 20" East 11.63 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 63 degrees 46' 09" West 158.62 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 01 degrees 03' 26" West 1102.62 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 89 degrees 08' 38" East 206.94 feet to a 1/2-inch iron pin in an existing fence line and being on the East line of said Section 1; thence North 00 degrees 03' 52" West 1379.33 feet to the point of beginning, with bearings based on the East line of said Government Lots 1 and 8 as being North 00 degrees 03' 52" West.

TOGETHER WITH a non-exclusive easement with the following described property; Beginning at the point of beginning of the above-described tract of land; thence South 88 degrees 21' 24" West 108.64 feet thence South 60 degrees 21' 23" East 103.03 feet; thence South 86 degrees 25' 34" West 66.87 feet to a point in an existing fence; thence North 00 degrees 03' 53" West generally along said existing fence, 251.09 feet to a fence corner; thence South 89 degrees 28' 55" East, generally along an existing fence, 174.83 feet to the East line of said Section 1; thence South 00 degrees 03' 52" East 139.20 feet to the point of beginning.

EXCEPTING that portion within ten feet of the existing shop and storage building as shown on recorded survey No. 3146, as recorded in the office of the Klamath County Surveyor.

TOGETHER with a non-exclusive easement of ingress and egress for ranching and irrigation purposes incidental and appurtenant to Parcel 1 in the following described property herein designated as Parcel "A", to wit:

PARCEL A

The South 1/2 of Section 36, Township 33 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, less 0.56 acre road, and less the Westerly portion as described in Deed Volume M71 page 3664, Deed records of Klamath County, Oregon. ALSO Lots 1, 2, 3, 8, and 9, less that portion of Lots 2 and 3 lying West of the centerline of the channel of Seven Mile Creek, all in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. ALSO, all that portion of Lots 7 and 10 of said Section 1, lying East of said Seven Mile Creek, and more particularly described as follows: Beginning at the Northeast corner of said Lot 7; thence West along the North boundary of said Lot 7, 17.40 chains, more or less, to the centerline of said Seven Mile Creek thence Southerly along the centerline of said Seven Mile Creek as follows: South 34 degrees 35' East, 1.50 chains; South 15 degrees 58' West, 4.60 chains; South 34 degrees 39' East 4.48 chains; South 22 degrees 46' West 4.60 chains; South 28 degrees 01' East 6.51 chains; South 03 degrees 33' West 3.00 chains; South 27 degrees 48' East 3.26 chains; South 45 degrees 10' East 5.77 chains; South 58 degrees 30' East 5.80 chains; South 29 degrees 02' 30" East 4.04 chains; North 61 degrees 10' East 1.70 chains to the East line of said Lot 10; thence North 00 degrees 07' East along the East line of said Lots 10 and 7, 35.08 chains, more or less, to the point of beginning.

RESERVING FOR THE benefit of Parcel "A" the following: (1) A non-exclusive easement for the placement of a pump for irrigation purposes and use of the existing irrigation facilities for the extraction and conveyancing of irrigation water for agricultural purposes from Four Mile Canal along with a right of ingress and egress for the purposes of repairing, replacing, and maintaining said (continued)

Legal Description (continued)

facilities. All costs of use and repair shall be the responsibility of the grantee, their heirs, successors, and assigns. Said general easement is not to interfere with the use of the excluded and excepted parcel.

(2) Further reserving - for grantee a non-exclusive easement of ingress and egress for ranching and irrigation purposes as to the exception incidental and appurtenant to Parcel 1.

STATE	OF OREGON: C	COUNTY OF KLAMATH: ss.		
	record at reques	AmerititleA.D., 19 97 at 3:49 o'clock P. M	the 2nd ., and duly recorded in Vol. M97	day
FEE	\$55.00	The second of the second of \underline{t} , which is t	Bernetha G. Letsch, County Clerk	,