

57431  
 I.F. RODGERS & SONS, a partnership  
 20909 S. Poe Valley Rd.  
 Klamath Falls, OR 97603  
 (Grantor's Name and Address)  
 TRUSTEES OF THE NELSON FAMILY 1990 TRUST  
 2005 Buckley Way  
 Sparks, NV 89431  
 (Grantee's Name and Address)  
 After recording, return to (Name, Address, Zip):  
 TRUSTEES OF THE NELSON FAMILY 1990 TRUST  
 2005 Buckley Way  
 Sparks, NV 89431  
 (Until acquisition otherwise, send all tax statements to (Name, Address, Zip):  
 TRUSTEES OF THE NELSON FAMILY 1990 TRUST  
 2005 Buckley Way  
 Sparks, NV 89431

38 May 1 11:50

Vol 1198 Page 14708

STATE OF OREGON,

County of \_\_\_\_\_

certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

Deputy \_\_\_\_\_

MTC 43489-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LORRAINE G. RODGERS, RONALD R. RODGERS, ISIAH FRANCES RODGERS, RUSSELL R. RODGERS and RADLEY R. RODGERS, partners of I.F. RODGERS & SONS, a partnership herein called grantor, for the consideration herein after stated, to grantor paid by LLOYD L. NELSON and PATRICIA A. NELSON, Trustees of THE NELSON FAMILY 1990 TRUST herein called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): \_\_\_\_\_ those of record and those apparent upon the land, if any, as of the date of this deed \_\_\_\_\_

, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 619,000.00. However, the actual consideration consists of or includes other property or value given or promised which is  the whole  part of the (indicate which) consideration. (The sentence between the symbols of  or  is applicable, should be deleted. See ORS 83.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 17th day of April, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of \_\_\_\_\_

ss.

This instrument was acknowledged before me on April 27, 1998,  
 by LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS & RADLEY R. RODGERS, partners of I.F. RODGERS & SONS, a partnership.

This instrument was acknowledged before me on April 27, 1998,

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon  
 My commission expires 11/16/99

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

Government Lots 15, 16, 17 and 18 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, except that portion conveyed to the United States of America by deed dated July 2, 1912, recorded July 6, 1912, in Volume 37 at page 416, Deed Records of Klamath County, Oregon.

The SW1/4 and the SE1/4 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A portion of Government Lots 19 and 20, Section 3; Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Government Lot 19, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is 505 feet West, more or less, from the Southeast corner of said Government Lot 19 and in the center of the irrigation ditch which intersects said South line of said Government Lot 19; thence continuing West along the South line of said Government Lot 19 a distance of 1492 feet; thence North parallel to the East line of said Government Lot 19 to the center of irrigation ditch in a Northeasterly and Southerly direction to the point of beginning.

The NE1/4 of the SE1/4 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 of the NE1/4 and the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON )

) s.

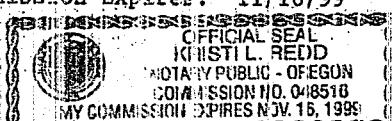
COUNTY OF KLAMATH )

This instrument was acknowledged before me on April 27, 1998 by LORRAINE G. RODGERS for herself and as attorney-in-fact for RUSSELL R. RODGERS, ISIAH FRANCES RODGERS AND RADLEY R. RODGERS, all partners of I.F. RODGERS & SONS, a partnership.

BEFORE ME:



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/16/99



NS

I.F. RODGERS & SONS, a partnership  
20909 S. Poe Valley Rd.  
Klamath Falls, OR 97603  
Grantor's Name and Address  
TRUSTEES OF THE NELSON FAMILY 1990 TRUST  
2005 Buckey Way  
Sparks, NV 89431

Grantor's Name and Address

After recording, return to (Name, Address, Zip):  
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2005 Buckey Way  
Sparks, NV 89431

Unde registered otherwise, send all tax statements to (Name, Address, Zip):  
TRUSTEES OF THE NELSON FAMILY 1990 TRUST  
2005 Buckey Way  
Sparks, NV 89431

SPACE RESERVED  
FOR  
RECORDED USE

STATE OF OREGON,  
County of \_\_\_\_\_ ss.

I verify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS and RADLEY R. RODGERS, partners of I.F. RODGERS & SONS, a partnership called grantor, for the consideration hereinafter stated, to grantor paid by LLOYD L. NELSON and PATRICIA A. NELSON, Trustees of THE NELSON FAMILY 1990 TRUST, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record and those apparent upon the land, if any, as of the date of this deed.

, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 519,000.00. However, the actual consideration consists of or includes other property or value given or promised which is  the whole  part of the (indicate which) consideration. (The space between the symbols, if not applicable, should be deleted. See ORS 87.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 27th day of April, 1993; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEED 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.

LORRAINE G. RODGERS

RONALD R. RODGERS

see Notary attached

RUSSELL R. RODGERS

RADLEY R. RODGERS

STATE OF OREGON, County of \_\_\_\_\_ ss.

This instrument was acknowledged before me on 19 93, by LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS & RADLEY R. RODGERS, partners of I.F. RODGERS & SONS, a partnership. This instrument was acknowledged before me on 19 93,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon  
My commission expires \_\_\_\_\_

14711

State of Oregon

County of Klamath

Signed or attested before me on 4-27, 1998  
by Ronald R. Rodgers

*Candace Ratray*

Notary Public-State of Oregon



STATE OF OREGON: COUNTY OF KLAMATH: 88

Filed for record at request of Amarititle, the 1st day  
of May A.D. 1998 at 11:50 o'clock A. M., and duly recorded in Vol. 298,  
on Page 14708.  
FEE \$45.00  
By Bethany G. Letsch, County Clerk  
*Kathleen Rose*