

'99 FEB 18 P3:34



WARRANTY DEED

ASPEN TITLE ESCROW NO. 02047994

AFTER RECORDING RETURN TO:
GEORGE R. BEGGS, INC.9089 Hill Rd.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOHN O. HINTZE and WANDA J. HINTZE, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to GEORGE
R. BEGGS, INC., a California Corporation, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREINRESERVING UNTO THE GRANTORS, A 60-FOOT WIDE IRRIGATION EASEMENT
AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "B" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET
FORTH HERFIN

S.F.
J.B.

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$850,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF SUMMIT ACCOMMODATORS, INC.,
AN OREGON CORPORATION, AS PART OF A TAX DEFERRED EXCHANGE FOR
THE BENEFIT OF SAID GRANTEE.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 16th day of February, 1999.

JOHN O. HINTZE

WANDA J. HINTZE

STATE OF OREGON, County of Klamath)ss.

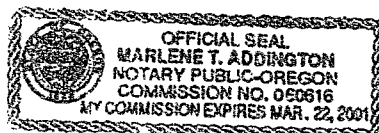
The foregoing instrument was acknowledged before me this 18th
day of February, 1999, by John O. Hintze and Wanda J. Hintze.Before me:
Notary Public for Oregon
My Commission Expires: March 22, 2001

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of Section 27, the SE 1/4 of Section 28, the NE 1/4 of Section 33 and the NW 1/4 of Section 34, all in Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the centerline of Hill Road, said point being South 22 degrees 05' 20" West a distance of 3532.29 feet from the Northeast corner of said Section 28; thence South 89 degrees 42' 48" East 105.87 feet to the approximate Westerly shore line of Nuss Lake; thence continuing South 89 degrees 42' 48" East 850.00 feet to a point in said Nuss Lake; thence North 87 degrees 52' 51" East 2762.60 feet to the approximate Easterly shore line of said Nuss Lake; thence continuing North 87 degrees 52' 51" East 96.50 feet to a 5/8 inch iron pin on the Westerly right of way line of the U.S.B.R. F-1 Canal; thence Southerly and Westerly along the Westerly and Northerly right of way line of said F-1 Canal to the Easterly right of way line of said Hill Road; thence North 89 degrees 42' 48" West 30.00 feet to the centerline of said Hill Road; thence North 00 degrees 17' 12" East 1780.39 feet to the point of beginning. ALSO known as Parcel 3 of Minor Land Partition 28-83. LESS AND EXCEPT the following portion:

A tract of land being a portion of Parcel 3 of Land Partition 28-83 to be added to Parcel 2 of said Land Partition for Property Line Adjustment 29-98, situated in the SE 1/4 of Section 28 and the SW 1/4 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

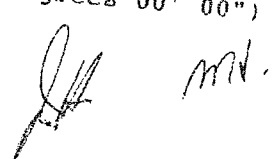
Beginning at the Southwest corner of said Parcel 2; thence North 87 degrees 52' 51" East, along the line common to said Parcels 2 and 3, 2762.60 feet; thence South 06 degrees 40' 40" West 323.00 feet; thence South 87 degrees 52' 51" West 2713.72 feet; thence North 02 degrees 01' 37" West 319.20 feet to the point of beginning, with bearings based on record of Survey 4048.

Continued on next page

ALSO

A tract of land being a portion of Parcel 2 of Land Partition 28-83 to be added to Parcel 3 of said Land Partition for Property Line Adjustment 29-98 being situated in the W 1/2 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 2; thence South 87 degrees 52' 51" West along the South line of said Parcel 2, 96.50 feet; thence North 22 degrees 05' 48" West 144.19 feet; thence North 63 degrees 34' 48" West 207.25 feet; thence North 17 degrees 43' 14" East 623.04 feet; thence North 29 degrees 29' 46" West 597.28 feet; thence North 54 degrees 32' 45" West 184.00 feet; thence South 86 degrees 44' 14" West 374.61 feet; thence South 87 degrees 51' 12" West 513.75 feet; thence South 50 degrees 28' 40" West 36.19 feet; thence North 1758.68 feet to a point on the boundary of said Parcel 2; thence along the boundary of said Parcel 2, South 89 degrees 43' 32" East 1376.76 feet, South 51 degrees 44' 00" West 42.42 feet; thence along the arc of a curve to the left (radius equals 311.48 feet and central angle equals 14 degrees 18' 00") 77.74 feet, South 37 degrees 26' 00" West 261.90 feet, South 52 degrees 34' 00" East 5.00 feet; South 37 degrees 26' 00" West 151.82 feet, along the arc of a curve to the left (radius equals 115.49 feet and central angle equals 52 degrees 54' 00") 106.63 feet, South 15 degrees 28' 00" East 95.29 feet, along the arc of a curve to the left (radius equals 306.48 feet and central angle equals 25 degrees 00' 00") 133.73 feet, South 40 degrees 28' 00" East 286.30 feet, along the arc of a curve to the right (radius equals 123.24 feet and central angle equals 23 degrees 00' 00") 49.47 feet, South 17 degrees 28' 00" East 140.00 feet, along the arc of a curve to the right (radius equals 361.97 feet and central angle equals 19 degrees 00' 00")



Continued on next page

EXHIBIT "A" CONTINUED

120.03 feet, South 01 degrees 32' 00" West 225.73 feet, North 88 degrees 28' 00" West 5.00 feet, South 01 degrees 32' 00" West 71.20 feet, along the arc of curve to the left (radius equals 406.97 feet and central angle equals 20 degrees 00' 00") 142.06 feet, South 18 degrees 28' 00" East 109.96 feet, along the arc of a curve to the right (radius equals 261.48 feet and central angle equals 10 degrees 30' 00") 47.92 feet, South 07 degrees 58' 00" East 260.80 feet, along the arc of a curve to the right (radius equals 547.96 feet and central angle equals 07 degrees 30' 00") 71.73 feet, South 00 degrees 28' 00" East 371.76 feet, South 05 degrees 18' 00" East 198.03 feet, South 09 degrees 18' 00" East 185.68 feet, along the arc of a curve to the right (radius equals 118.24 feet and central angle equals 16 degrees 20' 00") 33.71 feet, South 07 degrees 02' 00" West 124.34 feet, and South 03 degrees 02' 00" West 68.87 feet to the point of beginning, with bearings based on record of Survey No. 4048.

CODE 162 MAP 3910 TL 3300 (Covers additional property)
CODE 164 MAP 3910-2800 TL 100 (Covers additional property)
CODE 164 MAP 3910-3300 TL 100
CODE 162 MAP 3920-3400 TL 300

mn.

*JA S.F.
J.B.*

EXHIBIT "B"

RESERVING unto the Grantor a 60 foot wide irrigation easement over the following described parcel of land, being a portion of Parcel 2 of "Minor Land Partition 28-83", situated in the N 1/2 NW 1/4 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the point of intersection of the North line of said Parcel 2 and the adjusted property line by "Property Line Adjustment 29-98", from which the Northwest corner of said Section 27 bears North 87 degrees 58' 14" West 979.52 feet; thence South, along the said adjusted property line, 60.00 feet; thence South 89 degrees 43' 32" East 793.98 feet; thence South 13 degrees 14' 51" East 249.26 feet; thence South 47 degrees 08' 19" East 101.79 feet; thence South 67 degrees 25' 02" East 122.86 feet to a point on the boundary of said Parcel 2; thence along the boundary of said Parcel 2, on the arc of a curve to the right (radius point bears South 54 degrees 32' 40" East 115.49 feet and central angle equals 01 degree 58' 40") 3.99 feet and North 37 degrees 26' 00" East 58.07 feet; thence leaving said boundary, North 67 degrees 25' 02" West 127.96 feet; thence North 47 degrees 08' 19" West 72.78 feet; thence North 13 degrees 14' 51" West 278.26 feet to a point on the North line of said Parcel 2; thence North 89 degrees 43' 32" West 841.55 feet to the point of beginning, with bearings based on record of Survey 4048.

This easement is for the purpose of supplying water to 162 acres to the West of said ditch which Grantor owns. Any maintenance of ditch shall be negotiated.

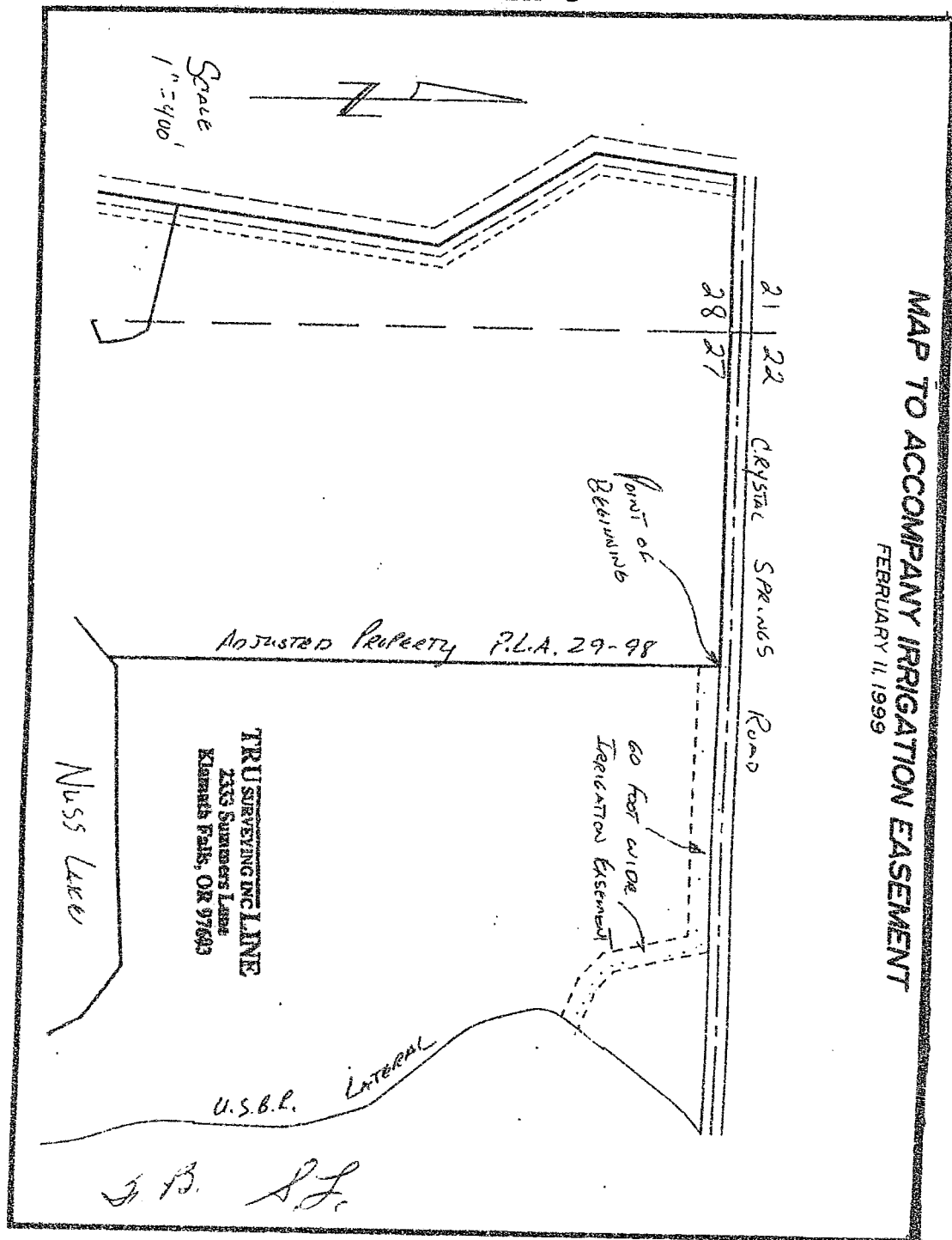
SEE ATTACHED MAP WHICH IS EXHIBIT 1 TO THIS EXHIBIT "B"

Grantees to provide access to irrigation pump at Lake to Grantors.

S.F.
J.B.

5709

EXHIBIT 1 TO EXHIBIT "B"



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day of February A.D., 1999 at 3:34 o'clock P. M., and duly recorded in Vol. M99 of Deeds on Page 5704

FEE \$55.00

Linda Smith, County Clerk
by Kathleen Rose