

Title Order No. K-53919
Escrow No. 172888

After recording return to:
Hart Estate Investment Company
711 Grand Avenue, Suite 250
San Rafael, Ca 94901

STATUTORY WARRANTY DEED

EIH TWO, INC., a California corporation, Grantor, conveys and warrants to HART ESTATE INVESTMENT COMPANY, a California general partnership, the following described real property free of liens and encumbrances, except as specifically set forth herein:

For legal description see Exhibit "A" attached hereto and made a part hereof:

This property is free of liens and encumbrances, EXCEPT:

For list of exceptions, see Exhibit "B" attached hereto and made a part hereof:

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 consideration for this conveyance is Exchange of other property

Dated this 20th day of April, 1999.

Signature of Seller:

EIH TWO, INC. a California corporation

By: Louis S. Weller
Louis S. Weller

By: Cecily A. Drucker
Cecily A. Drucker

Exhibit A

The following described real property situate in Klamath County, Oregon:
Township 30 South, Range 10 East of the Willamette Meridian:

Section 9: E $\frac{1}{2}$
Section 10: All
Section 11: NW $\frac{1}{4}$

Together with those easements disclosed in Bargain and Sale Deed recorded December 26, 1967 in Deed Volume M-67 on page 10023, records of Klamath County, Oregon.

Unofficial
Copy

1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
3. Reservations and restrictions contained in Deed, including the terms and provisions thereof,
Dated : November 27, 1967
Recorded : December 26, 1967 in Volume M67, page 10023, Deed records of Klamath County,
Oregon
From : Donovan L. Nicol and Mary Ann Nicol, Oscar Kittredge and Frances Kittredge, and
Maude A. Kittredge
To : Viola M. Gouldin
4. We find no apparent means of record ingress or egress to or from the above property.

15066

CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGMENT

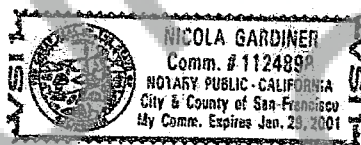
State of California

County of San FranciscoOn this 21st day of April 1999, before me,
Nicola Gardiner
Name, Title of Officer

 personally appeared Cecily A. Drucker
Name(s) of Signer(s)
and Louis S. Weller

☒ 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.

Nicola Gardiner
SIGNATURE OF NOTARY


*** OPTIONAL SECTION *** CAPACITY CLAIMED BY SIGNER

Through statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document

- ☐ INDIVIDUAL
☐ CORPORATE OFFICERS(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

***** OPTIONAL SECTION *****

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

TITLE OR TYPE OF DOCUMENT _____

NUMBER OF PAGES _____

DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

STATE OF OREGON : COUNTY OF KLAMATH- SS.

Filed for record at request of First American Title the 23rd day
 of April A.D. 1999 at 11:17 o'clock A M., and duly recorded in Vol. M99
 of Deeds on Page 15063

FEE \$43.00

 by Linda Smith
Linda Smith, County Clerk