

ROGER NICHOLSON, TRUSTEE OF THE LLOYD G. NICHOLSON TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
HART ESTATE INVESTMENT CO., A CALIFORNIA GENERAL PARTNERSHIP AS TO AN UNDIVIDED  
90% INTEREST AND KENNETH JOHN HUFFORD & LESLIE I. HUFFORD, HUSBAND AND WIFE, AS  
TO AN UNDIVIDED 10% INTEREST.

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

~~SEE AMERITITLE #49655-KR PRELIMINARY TITLE REPORT #2 DATED OCTOBER 28,~~  
~~1999 FOR LEGAL DESCRIPTION.~~

4111-00200-00500-000

105380

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  
IN COMPLIANCE WITH AN IRC 1031 TAX DEFERRED EXCHANGED FOR THE GRANTOR  
NAMED HEREIN.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~711 GRAND AVENUE, SUITE 200, SAN RAFAEL, CA 94901~~

2804 Crosby Ave., PMB 132, Klamath Falls, OR 97603

Dated this 17th day of November, 1999.

THE LLOYD G. NICHOLSON TRUST

BY:

Roger Nicholson, Trustee  
ROGER NICHOLSON, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 17, 1999 by ROGER  
NICHOLSON, as TRUSTEE OF THE LLOYD G. NICHOLSON TRUST.



Kristil Redd  
(Notary Public for Oregon)

Commission expires 11/16/2003

ESCROW NO. MT49655-KR

Return to:

HART ESTATE INVESTMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP  
~~711 GRAND AVENUE, SUITE 200~~ 2804 Crosby Ave., PMB 132  
~~SAN RAFAEL, CA 94901~~ Klamath Falls, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A piece or parcel of land situate in the S1/2 NW1/4 and N1/2 SW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is the same parcel conveyed to the Grantor under Instrument #70798, recorded at Volume 338, page 307, Deed Records of Klamath County, Oregon, and is more particularly described as follows:

Beginning at a point in the section line marking the Westerly boundary of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the Southwesterly corner of the said Section 2 bears South 0 degrees 05' East 3490.6 feet distant, and running thence South 89 degrees 14' East 1057.7 feet; thence South 2 degrees 09' East 356.6 feet; thence North 89 degrees 27' West 114.0 feet; thence South 0 degrees 36' West 210.8 feet; thence South 88 degrees 44' East 243.5 feet; thence South 3 degrees 45' East 30.6 feet; thence South 89 degrees 01' East 384.6 feet; thence South 15 degrees 45' East 134.1 feet; thence South 4 degrees 05 1/2' East 296.0 feet; thence South 8 degrees 55 1/2' West 239.1 feet; thence South 89 degrees 32' East, 61.9 feet; thence South 3 degrees 15' East, 37.1 feet; thence North 88 degrees 23' East 95.8 feet, more or less, to a point on the centerline of a field drain as the same is now located and constructed; thence South 1 degrees 18' East along the centerline of the said field drain 590 feet, more or less, to its intersection with the line marking the Northerly boundary of the right of way of "D" Canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed; thence Westerly along the said right of way line 1845 feet, more or less, to its intersection with the said section line marking the Westerly boundary of the said Section 2, thence North 0 degrees 05' West along the said section line 1458 feet, more or less, to the said point of beginning; and also the perpetual easement, right and privilege which shall be appurtenant to and run with the above-granted property to drill, operate and maintain a six-inch well for stockwater purposes, together with the necessary water pipes and electrical wires; and also including ingress and egress over and across a tract of land situate in the SW1/4 of the NW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and particularly described as follows:

Beginning at a point on the proposed boundary between the lands of Lloyd Nicholson and Stewart Nicholson from which the section corner at the Southwesterly corner of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears South 18 degrees 27 1/2' West 3358.2 feet distant and running thence South 2 degrees 09' East along the said boundary line 30.0 feet; thence leaving said boundary line North 87 degrees 51' West 30.0 feet; thence North 2 degrees 09' West and parallel with said boundary line 30.0 feet; thence South 87 degrees 51' West, 30.0 feet, more or less, to the said point of beginning, and also the perpetual easement and right to the use of one-half the water from the present well which is located on the premises last above described.

State of Oregon, County of Klamath  
Recorded 11/19/99, at 3:38 p. m.  
In Vol. M99 Page 46187  
Linda Smith,  
County Clerk Fee \$ 25<sup>00</sup>