



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050605

AFTER RECORDING RETURN TO:

Sunshine Partnership

285 Hillhaven
Calif, CA. 95713UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOE L. BARRY and EDITH M. BARRY, TRUSTEES of THE BARRY LIVING TRUST, DATED NOVEMBER 22, 1993, hereinafter called GRANTOR(S), convey(s) and warrants to SUNSHINE PARTNERSHIP, a California general partnership, 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 HEREIN

"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, contracts and/or liens for irrigation and/or drainage,

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 an equitable exchange amount paid pursuant to an IRC 1031 Exchange by 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 21st day of December, 1999.

THE BARRY LIVING TRUST DATED NOVEMBER 22, 1993

X BY: Joe L. Barry
JOE L. BARRY, TRUSTEE

X Joe L. Barry
JOE L. BARRY

X Edith M. Barry
EDITH MARIE BARRY, by JOE L. BARRY, her attorney in fact

STATE OF CALIFORNIA, County of San Bernardino)ss.

The foregoing instrument was acknowledged before me this 23rd day of December, 1999, by Joe L. Barry, as Trustee of the Joe L. Barry Living Trust dated November 22, 1993, and for himself, individually and as attorney in fact for Edith Marie Barry.

Before me: Janelle A. Morrison
Notary Public for California
My Commission Expires: 12-28-2000

EXHIBIT "A"

A tract of land situated in the Southwest quarter of the Southeast quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a point on the north right of way line of the County road known as Hilyard Avenue, 30 feet North and at right angles from the center line of Hilyard Avenue, this point of beginning being North 0 degrees 04 minutes West a distance of 30 feet and North 89 degrees 56 minutes East a distance of 514.1 feet from the iron axle which marks the quarter corner common to Sections 1 and 12 in Township 39 South, Range 9 East of the Willamette Meridian, thence North 29 degrees 06 minutes East and along the line of property conveyed to Edward D. and Ester V. Ault by deed recorded in Volume 252, page 435 of Klamath County Deed Records, a distance of 552.6 feet, more or less, to the Southerly right of way line of the Dalles-California State Highway; thence North 46 degrees 09 minutes West along said right of way line a distance of 334.2 feet to a point; thence South 43 degrees 51 minutes West a distance of 405.8 feet to a point; thence South 3 degrees 24 minutes East a distance of 415 feet, more or less, to the North line of said Hilyard Avenue; thence North 89 degrees 56 minutes East along said North line of Hilyard Avenue a distance of 230 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 19, 1972, in Volume M-72, page 6558.

CODE 43 MAP 3909-1DC TL 1600

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of Oregon, County of Klamath
 Recorded 1/3/00, at 10:47 a.m.
 In Vol. M00 Page 23
 Linda Smith,
 County Clerk Fee \$ 3/00

State of CaliforniaCounty of San BernardinoOn December 23, 1999 before me, Paullette A. Morrison - public

DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Joe L. Barry

NAME(S) OF SIGNER(S)

☐ 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.

Paullette A. Morrison
 SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE