

2000 FEB 25 PM 3:33

Vol M00 Page 5977



WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 2/25/00, at 3:33 p.m.  
In Vol. M00 Page 5977  
Linda Smith,  
County Clerk Fee\$ 21.00

ASPEN TITLE ESCROW NO. 01050852

AFTER RECORDING RETURN TO:

Mr. Finn Jacobsen

340 SQUEL AVE #205  
SANTA CRUZ, CA 95065

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

AUDRIC ENTERPRISES, INC., a California corporation, hereinafter  
called GRANTOR(S), convey(s) and warrants to FINN JACOBSEN,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING  
DESCRIBED REAL PROPERTY:

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 Trust Deed, including  
the terms and provisions thereof, dated January 13, 2000, and  
recorded January 26, 2000 in Book M-00, Page 2658, Mortgage  
Records of Klamath County, Oregon, in favor of Richard E.  
Walker and Sherrilee Walker, Trustees or their Successors in  
Trust, under the Walker Living Trust dated November 2, 1995, as  
to a 25% interest, and Robert V. Walker and Marcheta L. Walker,  
Trustees or their Successors in Trust, under the Walker Living  
Trust dated December 15, 1995, as to a 75% interest, AND, Trust  
Deed, including the terms and provisions thereof, dated  
February <sup>SE</sup>21<sup>8</sup>, 2000, and recorded February 25, 2000, in Book M-00,  
Page 5973, Klamath County Mortgage records, in favor of  
T.T. Miyasaka, Inc., a California corporation, which Trust Deed  
the Grantee herein DOES NOT agree to assume and pay and Grantor  
holds Grantee harmless therefrom,

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  
EQUITABLE EXCHANGE. THE EXECUTION OF THIS DEED DIRECTLY TO THE  
GRANTEE NAMED IS DONE AT THE DIRECTION OF FIRST GUARANTY  
EXCHANGE, A CALIFORNIA 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.

Continued on next page

## EXHIBIT "A"

## PARCEL 1:

Parcel 2 of Land Partition 22-94, being a portion of Parcel 1 of MLP NO. 79-134, situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian and the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 2:

The S 1/2 NW 1/4, SW 1/4 NE 1/4 Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 3:

The SW 1/4, W 1/2 SE 1/4 and the SE 1/4 SE 1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT a portion in the SE 1/4 SE 1/4 for right of way of Highway 140.

## AND

The N 1/2 N 1/2, Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion of the N 1/2 NE 1/4 Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies Easterly and Southeasterly of the Klamath Falls-Lakeview Highway.

CODE 114 MAP 3811-700 TL 602  
CODE 114 MAP 3811-1300 TL 200  
CODE 114 & 36 MAP 3811-V1200 TL 400  
CODE 36 & 114 MAP 3811-V1200 TL 400  
CODE 114 MAP 3811-V1200 TL 500  
CODE 114 MAP 3811-V1200 TL 600

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IN WITNESS WHEREOF, the grantor has executed this instrument  
this 22nd day of February, 2000.

AUDRIC ENTERPRISES, INC., a California corporation

BY: *Audrey Miyasaka*  
Title: Secretary

STATE OF CALIFORNIA, County of Santa Cruz )ss.

The foregoing instrument was acknowledged before me this 23rd  
day of February, 2000, by Audrey Miyasaka  
as Secretary of Audric Enterprises, Inc., a  
California corporation.

Before me: L. Sue Dunn  
Notary Public for California  
My Commission Expires: 3/30/01

