

Recording requested by and  
after recording return to:  
DAVIS WRIGHT TREMAINE LLP  
1300 SW Fifth Avenue  
Suite 2300  
Portland, OR 97201  
Attention: Marina Suing

200 APR 21 PM 3:36

MTC 49122-KR  
WARRANTY DEED

~~Sovereign~~  
~~Sovereign~~ Partners, LLC, Grantor, conveys and warrants to Crystal Partners, LLC, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, more particularly described in Exhibit A attached hereto. The said property is free from encumbrances except those listed in Exhibit B attached hereto.

The true consideration for this conveyance is \$10.00 and other property or value given, which is the whole of the consideration.

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.

DATED this 18 day of April, 2000.

~~Sovereign~~  
~~Sovereign~~ Partners, LLC  
an Oregon limited liability Company

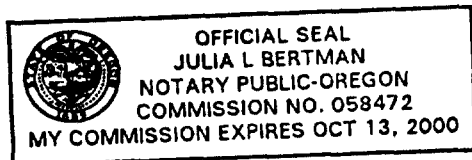
By:

Name: DENIS BURGER

Until a change is requested  
all tax statements shall be sent to the following address:  
Crystal Partners, LLC  
P.O. Box P.O. Box 469  
Fort Klamath, OR 97626

STATE OF OREGON                    )  
                                          ) ss.  
County of Multnomah            )

This instrument was acknowledged before me on 4-18, 2000, by Denis Burger  
Member of Sovereign Partners, LLC, an Oregon limited liability company



Julia Bertman  
Notary Public for OREGON  
My Commission Expires: 10/13/00

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

Township 33 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Section 35: The NE1/4

Section 36: The W1/2 NW1/4

EXCEPTING THEREFROM a road right of way deeded to Klamath County in Deed Volumes 360 at page 541 and Volume 360 at page 656 and Volume 363 at page 178, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed in Warranty Easement Deed recorded January 6, 1999 in Volume M99, page 346, Microfilm Records of Klamath County, Oregon.

## EXHIBIT B

## Parcel 3

The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber and Klamath Lake Grazing Fire Patrol.

The premises herein described are within the subject to the statutory powers, including the power of assessment and easements of Meadows Drainage District.

Agreement for arbitration and payment of damages caused by power company control of water level of Lake, above or below otherwise normal condition, subject to the terms and provisions thereof, between California Oregon Power Company, a California corporation and Fort Klamath Meadows Company, a California corporation, dated October 26, 1921, recorded August 14, 1922 in Deed Volume 59, page 59, Deed Records of Klamath County, Oregon.

Easement to maintain water level of Upper Klamath Lake between elevations of 4137 and 4143.3 feet respectively, above sea level and waiver of damages resulting from maintenance levels within such limits, subject to the terms and provisions thereof, between Fort Klamath meadows company, a California corporation and California Oregon Power company, a California corporation dated December 13, 1928, recorded January 10, 1929 in Deed Volume 85, page 123, Deed Records of Klamath County, Oregon.

Forest Service Roadway Easement granted to United States of America by an instrument, subject to the terms and provisions thereof, dated December 20, 1947 and recorded April \_\_, 1948 in Deed Volume 219, page 237 and corrected in Deed Volume 326, at page 129, Deed Records of Klamath, Oregon. (Affects W1/2 NE1/4 of Section 35, Township 33 South, Range 6 East of the Willamette Meridian)

Reservations as set forth in Deed from R.S. Dixon, et ux to Puckett and Scherer, a co-partnership, dated October 17, 1955, recorded May 15, 1957 in Deed Volume 291, page 600, Deed Records of Klamath County, Oregon, to wit:

"saving and excepting unto the grantors, their heirs and assigns, an undivided 1/2 interest in and to all oil, gas, and other minerals lying on or under the above described property, and also the perpetual right, privilege and easement to and upon said lands for the purposes of exploring, extracting, taking and carrying away said oil, gas and other minerals, and also the right to possession and use of so much of said premises at all times, as may be necessary to the practical carrying out of the purpose and privileges of this reservation."

Right of way 155 feet in width over the E1/2 of Section 35, granted to Klamath County, Oregon, recorded April 9, 1965 in Deed Volume 360, page 541, Deed Records of Klamath County, Oregon.

Right of way 155 feet in width, over the E1/2 of Section 35, granted to Klamath County, recorded April 19, 1965 in Deed Volume 360, page 656, Deed Records of Klamath County, Oregon.

Right of Way over Sections 35 and 36, granted to Klamath County, Oregon, and recorded July 14, 1965 in Deed Volume 363, page 178, Deed Records of Klamath County, Oregon.

Right of Way Easement Deed, subject to the terms and provisions thereof, in favor of United States of America, for road over W1/2 NE1/4 of Section 35, Township 33 south, Range 6 Ease of the Willamette Meridian recorded November 17, 1971 in Volume M71, page 12101, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 04/21/00, at 3:36 p.m.  
In Vol. M00 Page 13642  
Linda Smith,  
County Clerk Fee \$ 36.00