

200 MAY -3 AM 11:06

MTC 45063-KR
WARRANTY DEED

Vol MOO Page 15892

LARRY OLSON DBA OLSON LOGGING, A SOLE PROPRIETORSHIP, AS TO PARCELS 1 THROUGH 12 AND LARRY OLSON, AS TO PARCEL 13,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LLOYD W. POWELL & GARRETT L. ROSEBERRY, AS TENANTS IN COMMON,
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
**and all appurtenant rights, including without limitation water rights and appurtenant easements,
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:

SEE EXHIBIT "B" ATTACHED HERETO WHICH IS MADE A PART HEREOF

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~~
THE WHOLE OF THE CONSIDERATION FOR THIS CONVEYANCE/BY THE GRANTOR AND GIVEN BY THE GRANTEE, IS OTHER PROPERTY. RECEIVED

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~1000-SW-BROADWAY-SUITE-1050-PORTLAND-OR-97205~~
725 Market Street, Kirkland, WA 98033

Dated this 1st day of may, 2000.

OLSON LOGGING, A SOLE PROPRIETORSHIP

AS TO PARCELS 1 through 12

BY:

LARRY OLSON, Owner

LARRY OLSON, as to Parcel 13

State of Oregon
County of ~~KLAMATH~~ Columbia

This instrument was acknowledged before me on May 1, 2000 by LARRY OLSON for himself individually and doing business as OLSON LOGGING, A SOLE PROPRIETORSHIP.



OFFICIAL SEAL
VALERIE LEE ARNALL
NOTARY PUBLIC-OREGON
COMMISSION NO. 324770

MY COMMISSION EXPIRES AUG 31, 2003

Valerie Lee Arnall
(Notary Public for Oregon)

My commission expires 8/31/03

ESCROW NO. MT45063-KR

Return to:
LLOYD W. POWELL & GARRETT L. ROSEBERRY
725 Market St.
Kirkland, WA 98033

61.00
M

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The S1/2 NW1/4, Section 1; Government Lot 1 and SE1/4 NE1/4, Section 2, All in Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO The SW1/4, W1/2 SE1/4, Section 1 and the E1/2 SE1/4, Section 2, All in Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The S1/2 NE1/4, E1/2 SE1/4, Section 1, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 15: W1/2 SW1/4

Section 16: NE1/4 SE1/4, S1/2 SE1/4, EXCEPTING THEREFROM:

Beginning at a point 208.7 feet West of the Northeast corner of the SW1/4 of the SE1/4 of Section 15, Township 35 South, Range 14 East of the Willamette Meridian; thence South 208.7 feet; thence West 208.7 feet; thence North 208.7 feet; thence East 208.7 feet to the point of beginning.

Section 21: E1/2 NE1/4, N1/2 NW1/4, SW1/4 NW1/4, NW1/4 SW1/4

Section 22: NW1/4

PARCEL 4:

Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 20: SW1/4 SE1/4

Section 28: W1/2 SW1/4

Section 29: N1/2 NE1/4, SE1/4 NE1/4, NE1/4 SE1/4

ALSO Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 19: S1/2 SE1/4

Section 20: W1/2 SW1/4, NE1/4 SW1/4, NW1/4 SE1/4

Section 29: SE1/4 SE1/4

ALSO Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 20: SE1/4 SW1/4

Section 29: NW1/4, N1/2 SW1/4, SW1/4 SW1/4, SW1/4 NE1/4, W1/2 SE1/4

Section 30: E1/2, E1/2 W1/2

Section 31: NE1/4, NE1/4 NW1/4, S1/2, SE1/4 NW1/4, Government Lot 2, EXCEPTING NE1/4 NE1/4 SE1/4, SE1/4 SE1/4 NE1/4; S1/2 NE1/4 SE1/4 NE1/4

ALSO Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

EXHIBIT "A"
LEGAL DESCRIPTION
(CONTINUED)

PARCEL 4: Continued...

Section 6: All

ALSO Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 20: NW1/4, W1/2 NE1/4

Section 29: SE1/4 SW1/4

ALSO Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 7: N1/2 N1/2 S1/2, NW1/4, NE1/4

EXCEPT THEREFROM that portion of the above parcels conveyed to Klamath County by instrument recorded May 7, 1969 in Book M69 at Page 3418 through 3423, Microfilm Records of Klamath County, Oregon.

PARCEL 5:

Government Lots 1, 2, 3 and 4, Section 30, Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the NE1/4 of said Government Lot 2.

PARCEL 6:

The NE1/4 of Government Lot 2, Section 30, Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 7:

The W1/2 E1/2 and SE1/4 SE1/4 Section 33, Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, AND all of Section 4, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING the SE1/4 SE1/4 NW1/4, SW1/4 SW1/4 NE1/4 and SE1/4 SE1/4, and ~~ALSO EXCEPTING~~ the NW1/4 NE1/4.

ALSO, All Section 3, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPT the NW1/4 SE1/4 NE1/4, N1/2 of Government Lot 4 (N1/2 NW1/4 NW1/4), N1/2 N1/2 NE1/4 SW1/4, N1/2 S1/2 NW1/4 SE1/4, S1/2 S1/2 SW1/4 SE1/4, S1/2 S1/2 SE1/4 SE1/4.

AND SE1/4 SE1/4 NW1/4, SW1/4 SW1/4 NE1/4 Section 4, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 8:

The N1/2 S1/2 NW1/4 SE1/4, Section 3, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXHIBIT "A"
LEGAL DESCRIPTION
(CONTINUED)

PARCEL 9:

The N1/2 N1/2 NE1/4 SW1/4, Section 3, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 10:

The SE1/4 SE1/4, Section 4, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 11:

Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 32: W1/2, W1/2 E1/2

Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 5: All

Section 8: All

PARCEL 12:

The S1/2 of the N1/2 of the S1/2 and the S1/2 of the S1/2 in Section 7, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO All of Section 9, EXCEPTING THEREFROM the S1/2 of the S1/2 of the NW1/4 of the NW1/4, and the N1/2 of the N1/2 of the SW1/4 of the NE1/4, and the N1/2 of the S1/2 of the NE1/4 of the NE1/4, and the S1/2 of the S1/2 of the NW1/4 of the SE1/4, and the S1/2 of the N1/2 of the SE1/4 of the SW1/4, and the S1/2 of the S1/2 of the NW1/4 of the SW1/4, and the N1/2 of the S1/2 of the SW1/4 of the SW1/4, and the S1/2 of the N1/2 of the SE1/4 of the NW1/4, all in Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 13:

The S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement created by instrument, subject to the terms and provisions thereof dated October 6, 1987 and recorded November 2, 1987 in Volume M87, page 19799, Microfilm Records of Klamath County, Oregon in favor of Martha Jane Cassidy, Patricia J. Switzler, Dallas Henry Givan, James Jess Givan and Ann J. Montgomery. (Section 20, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

EXHIBIT "B"

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. 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.
3. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Sprague River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
4. Any adverse claim based upon the assertion that:
 - A) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Sprague River or has been formed by accretion to any such portion.
 - B) Some portion of said property has been created by deposit of artificial fill.And Excepting:
 - C) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of the Sprague River.
 - D) The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Sprague River.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Lake Timber and Grazing.
6. Reservations as contained in Deed, subject to the terms and provisions thereof;
Dated: January 18, 1940
Recorded: February 28, 1940
Volume: 127, page 301, Deed Records of Klamath County, Oregon
To Wit: "One-half of all oils, gas, coal and minerals, on, in or under said lands, together with the right to take and mine the same, are reserved by the grantor, its successors and assigns."
7. Grant of right of way, subject to the terms and provisions thereof;
Dated: January 16, 1941
Recorded: March 6, 1941
Volume: 136, page 32, Deed Records of Klamath County, Oregon
In Favor Of: California Oregon Power Co.,
(Section 32, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)
8. Reservations as contained in Deed, subject to the terms and provisions thereof;
Dated: May 2, 1941
Recorded: December 6, 1949
Volume: 235, page 482, Deed Records of Klamath County, Oregon
To Wit: "Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes, constructed, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved.
(Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

EXHIBIT "B" (continued)

9. Grant of Right of Way, subject to the terms and provisions thereof;

Dated: May 29, 1951

Recorded: June 5, 1951

Volume: 247, page 519, Deed Records of Klamath County, Oregon

In Favor Of: California Oregon Power Company

(Sections 29, 30 and 31, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

10. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;

Recorded: September 6, 1956

Volume: 286, page 392, Deed Records of Klamath County, Oregon

"It is further understood and agreed that the grantor shall give the grantee an easement for ingress and egress over the lands of the grantor to and from the old Paisley Road to the grantees property and that the said grantees shall hold a water right on Meryl Creek for domestic and household use, also the right to use water from Spring at end of pipe line now in use by grantee for domestic and household use, located approximately 1500' upstream near Meryl Creek."

(Affects Section 16, Township 35 South, Range 14 East of the Willamette Meridian)

11. Grant of Right of Way, subject to the terms and provisions thereof;

Dated: February 23, 1961

Recorded: March 28, 1961

Volume: 328, page 224, Deed Records of Klamath County, Oregon

In favor of: California Oregon Power Company

(Section 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon and Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon)

12. Grant of Right of Way, subject to the terms and provisions thereof;

Dated: February 23, 1961

Recorded: March 28, 1961

Volume: 328, page 226, Deed Records of Klamath County, Oregon

In favor of: California Oregon Power Company

(Section 6, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

13. Reservation of Mineral Rights as contained in Quitclaim Deed, subject to the terms and provisions thereof;

Dated: December 28, 1961

Recorded: January 2, 1962

Volume: 334, page 512, Deed Records of Klamath County, Oregon

Grantor: Fern Lewis Dudgeon

To wit: "Excepting and reserving to the Grantor, her heirs and assigns, all minerals underlying the soil, with the right to enter on said premises, prospect, explore and drill for, and mine, excavate and remove the same with all machinery, appliances, fixtures and things necessary or convenient therefor, and the right to use so much of the surface as may be necessary for mining, drilling, excavating, removing and storing said minerals, and depositing the refuse therefrom, and the right to erect such buildings, structures and fixtures as may be necessary or incidental for said purposes.

(Sections 28, 29 and 33, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

EXHIBIT "B" (continued)

14. Grant of Right of Way, subject to the terms and provisions thereof;
Dated: January 11, 1965
Recorded: February 18, 1965
Volume: 359, page 378, Deed Records of Klamath County, Oregon
In Favor Of: Pacific Power and Light Company
(Sections 4 and 5, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon and Section 32, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)
15. Right of way, subject to the terms and provisions thereof;
Dated: June 18, 1965
Recorded: June 25, 1965
Volume: 362, page 447, Microfilm Records of Klamath County, Oregon
In Favor Of: United States of America
(Sections 7, 11 and 12, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)
16. Reservations as contained in Patent, subject to the terms and provisions thereof;
Recorded: September 23, 1972
Volume: M72, page 11033, Microfilm Records of Klamath County, Oregon
(Section 29, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)
17. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;
Recorded: December 5, 1972
Volume: M72, page 13910, Microfilm Records of Klamath County, Oregon
For: Existing North Sprague Road No. 331
18. Right of Way Easement, subject to the terms and provisions thereof;
Dated: March 23, 1973
Recorded: March 28, 1973
Volume: M73, page 3550, Deed Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company
(Sections 20 and 29, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)
19. Certificate of Water Right, subject to the terms and provisions thereof;
Dated: March 30, 1979
Recorded: May 4, 1979
Volume: M79, page 10191, Microfilm Records of Klamath County, Oregon
(Section 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)
20. Reservations as contained in Warranty Deed, subject to the terms and provisions thereof;
Dated: May 10, 1965
Recorded: March 17, 1981
Volume: M81, page 4866, Microfilm Records of Klamath County, Oregon
To Wit: Reserving unto Harry Obenchain during his lifetime the right to enter into and upon the premises for the purposes of hunting and fishing and no other purpose, together with the privilege of bringing with him four guests for said purposes.
21. A Right of Way Easement created by instrument, subject to the terms and provisions thereof,
Dated: July 27, 1983
Recorded: August 4, 1983
Volume: M83, page 12839, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company
(Section 30, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

EXHIBIT "B"

22. Reservations as contained in Bargain and Sale Deed, subject to the terms and provisions thereof;

Dated: July 2, 1986

Recorded: July 29, 1986

Volume: M86, page 13213, Microfilm Records of Klamath County, Oregon

Grantor: Don L. West and Dorothy J. West

Grantee: David Bruner and Elaine Kay Bruner

To wit: "And together with any interest of the Grantors in and to the easements and rights described and set forth in Deed from L.L. Griffin and Inez Griffin, husband and wife, to L.L. Low and Francis Low, husband and wife, and B.K. Teed and Bertha Teed, husband and wife, dated September 5, 1956, and recorded September 6, 1956, in Book 286 at page 392 of Klamath County Deed Records.

Subject to reservation by Frances Lunden (who was formerly Francis (sic) Low Serruys) for her lifetime of the right to use said property with grantees set forth in Deed recorded in Volume M67 at page 7705 of Klamath County, Oregon Deed Records, William A. Serruys, also known as W.A. Serruys, having died at Palm Springs, California on October 10, 1969.

(Section 16, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

23. The life estate created by instrument, subject to the terms and provisions thereof,

Dated: December 19, 1986

Recorded: December 30, 1986

Volume: M86, page 24111, Microfilm Records of Klamath County, Oregon

Reserving a Life Estate in the residence only for Gordon G. Hevern and Lily T. Hevern (Sections 20, 28 and 29, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

24. An easement created by instrument, subject to the terms and provisions thereof,

Dated: October 26, 1987

Recorded: November 2, 1987

Volume: M87, page 19797, Microfilm Records of Klamath County, Oregon

(Sections 29 and 30, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

25. An Easement Agreement created by instrument, subject to the terms and provisions thereof,

Dated: January 30, 1987

Recorded: November 2, 1987

Volume: M87, page 19803, Microfilm Records of Klamath County, Oregon

26. A Right of Way Easement created by instrument, subject to the terms and provisions thereof,

Dated: November 17, 1989

Recorded: December 5, 1989

Volume: M89, page 23483, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

27. State of Oregon Well Ownership information form, subject to the terms and provisions thereof;

Recorded: November 21, 1997

Volume: M97, page 38290, Microfilm Records of Klamath County, Oregon

(Section 5, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

EXHIBIT "B" (continued)

28. Underground Distribution right of way, subject to the terms and provisions thereof;

Recorded: February 12, 1998

Volume: M98, page 4570, Microfilm Records of Klamath County, Oregon

In Favor Of: Pacificorp

(Section 5, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon)

29. Aerial Communications Line Right of Way Easement, subject to the terms and provisions thereof;

Recorded: March 24, 2000

Volume: M00, page 9650, Microfilm Records of Klamath County, Oregon

In favor of: Centurytel of Eastern Oregon, Inc.

State of Oregon, County of Klamath

Recorded 05/03/00, at 11:06 a m.

In Vol. M00 Page 15892

Linda Smith,

County Clerk Fee \$ 61.00