

200 MAY -3 AM 11:06

MTC 45063-KR
WARRANTY DEED

Vol M00 Page 15901

LARRY OLSON DBA OLSON LOGGING, A SOLE PROPRIETORSHIP, ~~AS TO PARCELS 1 THROUGH 12--~~

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

PINE MOUNTAIN CATTLE COMPANY, a Washington corporation

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:

Section 4

NW1/4 NE1/4, IN TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

*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 "A" 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 RECEIVED BY THE GRANTOR IS OTHER PROPERTY, BUT THE TRUE AND ACTUAL/CONSIDERATION FOR THE CONVEYANCE GIVEN BY THE GRANTEE IS \$20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~1000 SW BROADWAY, SUITE 1950, PORTLAND, OR 97205--~~
725 Market Street, Kirkland, WA 98033

Dated this 1st day of may, 2000.

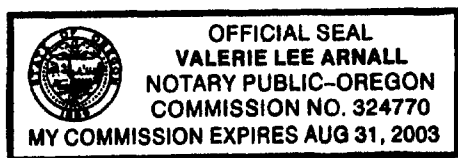
OLSON LOGGING, a sole proprietorship

(X) By: Larry Olson own
LARRY OLSON, Owner

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.



Valerie Lee Arnall
(Notary Public for Oregon)

My commission expires 8/31/03

ESCROW NO. MT45063-KR

Return to: Lloyd Powell & Garrett L. Roseberry
~~PACIFIC EXCHANGE COMPANY, AN OREGON CORPORATION~~
~~1000 SW BROADWAY, SUITE 1950~~ 725 Market Street
~~PORTLAND, OR 97205--~~ Kirkland, WA 98033

26.00
M

EXHIBIT "A"

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.

State of Oregon, County of Klamath
Recorded 05/03/00, at 11:06 a.m.
In Vol. M00 Page 15901
Linda Smith,
County Clerk Fee \$ 26⁰⁰