

AFTER RECORDING RETURN TO:

C & E LLC

1485 NE 7th St.

Grants Pass, OR 97526

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Until a change is requested all tax statements shall be sent to the following address: C & E LLC
1485 NE 7th St

Grants Pass, OR 97526

Escrow No: 5000-11754-ss

Order No: 50-11754ss

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Randy Ginsberg (20%), Jonathan and Alma Aaronson (18.75%), Linda Zamora (30%) and Howard Aaronson (31.25%), all as tenants in common

Grantor, conveys and warrants to C & E LLC, an Oregon limited liability company

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A parcel of land situated in the SE 1/4 NE 1/4 and the S 1/2 NE 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 1 of Land Partition 58-94, filed November 18, 1991.

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.

ENCUMBRANCES:

1. Regulations, including the power to acquire rights of ways and easements, and to levy assessments of the Klamath Irrigation District.

2. Easements as delineated on the recorded Land Partiton No. 58-94,
For: Existing Drain

(Continued)

The true consideration for this conveyance is \$650,000.00

Dated December 13, 2000; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Randy Ginsberg
Randy Ginsberg

Alma Aaronson
Alma Aaronson

Howard Aaronson
Howard Aaronson

Jonathan Aaronson
Jonathan Aaronson

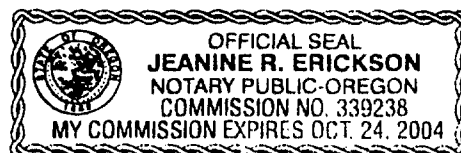
Linda Zamora
Linda Zamora

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on December 13, 2000
by Randy Ginsberg, Jonathan Aaronson, Alma Aaronson, Linda Zamora and Howard Aaronson

This instrument was acknowledged before me on _____,
by _____ as _____
of _____

Notary Public for Oregon
My commission expires: 10/24/04



Location: Along Easterly boundary c/s 5629

3. An easement created by instrument, including the terms and provisions thereof,
Dated: November 13, 1940
Recorded: November 13, 1940
Book: 134
Page: 122
Recorder's Fee No.: 45313
4. An easement created by instrument, including the terms and provisions thereof,
Dated: February 8, 1974
Recorded: February 12, 1974
Book: M-74
Page: 2279

State of Oregon, County of Klamath
Recorded 12/26/00, at 2:43 p m.
In Vol. M00 Page 46281
Linda Smith,
County Clerk Fee \$ 26⁰⁰

Unofficial
Copy