

'01 APR 13 AM 11:19

KAREN LUNDGREN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
HOOKER CREEK LAND CO, LLC, an Oregon Limited Liability Company,
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
KEY NUMBER 148156 2408-00000-01700-000

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:
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 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 63101 NELS ANDERSON ROAD, BEND, OR 97701

Dated this 12th day of April, 2001

Karen Lundgren
KAREN LUNDGREN

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on April 12, 2001 by KAREN
LUNDGREN.

Linda Sinclair
(Notary Public for Oregon)

My commission expires 12/21/2004

ESCROW NO. BT034587LS

Return to:
HOOKER CREEK LAND CO, LLC
63101 NELS ANDERSON ROAD
BEND, OR 97701



EXHIBIT "A"
LEGAL DESCRIPTION

The following described property in Section 19, Township 24 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon: The NE1/4, the E1/2 NW1/4, Government Lot 2, the N1/2 of Government Lot 3, and the NE1/4 SW1/4; EXCEPTING THEREFROM that portion thereof lying within the boundaries of Crescent Cut-Off Road; AND EXCEPTING THEREFROM that certain 150 foot wide strip of land conveyed to Central Pacific Railway Company, a Utah corporation, by Deed dated November 2, 1912, recorded December 2, 1912 in Volume 38 at page 223, Microfilm Records of Klamath County, Oregon, for railroad right of way, said strip being described as follows: A strip of land 150 feet in width, being 75 feet in width on each side of and parallel with the located "E" centerline of the proposed construction of the said Central Pacific Railway Company's railroad, as the same is now (1912) surveyed, staked out and located over and across Section 19, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 04/13/01, at 11:19a m.
In Vol. M01 Page 15669
Linda Smith,
County Clerk Fee \$ 26⁰⁰