

MICHAEL G. O'BRION and CAROL L. O'BRION, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WHISPERING GRASSES RANCH, 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

ACCT#3614-1900-1300&1500	KEY #786821 & #363485
ACCT#3614-03000-00400	KEY #364206 & #770204
ACCT#3614-03000-500&600	KEY #364199 & #364215
ACCT #3614-030C0-00900	KEY #696125
ACCT #M199885	KEY #812810

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 425,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 703, SANTA YNEZ, CA 93460

Dated this 16<sup>th</sup> day of July, 2001.

  
MICHAEL G. O'BRION

  
CAROL L. O'BRION

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 16, 2001 by  
MICHAEL G. O'BRION & CAROL L. O'BRION



  
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT53938-KR

Return to:

WHISPERING GRASSES RANCH, LLC, AN OREGON LIMITED LIABILITY COMPANY  
P.O. BOX 703  
SANTA YNEZ, CA 93460

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

**PARCEL 1:**

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

Section 19: The S1/2 of the S1/2 of the SE1/4 of the SW1/4 and the N1/2 of the N/2 of the SW1/4 of the SW1/4 lying Southerly of the Southerly right of way line of the Klamath Falls-Lakeview Highway, and the S1/2 of the SW1/4 of the SW1/4.

Section 30: That portion of the NW1/4 of the NE1/4 lying Southerly of the Southerly right of way line of the Klamath Falls-Lakeview Highway; the E1/2 of the NE1/4; Lots 1, 2 and 3.

EXCEPTING THEREFROM that portion conveyed to Gary A. Martin for roadway by Deed recorded August 14, 1973 in Volume M73, page 10895, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County for roadway by Deeds recorded June 5, 1974 in Volume M74, page 6892, in Volume M74, page 6894, in Volume M74, page 6896, in Volume M74, page 6898, all Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion thereof described in Grant Deed dated January 14, 1998, recorded January 20, 1998 in Volume M98, page 1739, Microfilm Records of Klamath County, Oregon, from Michael G. O'Brien and Carol L. O'Brien to Marc D. Hill and Kandace C. Hill.

AND TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of that parcel of land described as Parcel 1 in Grant Deed recorded January 20, 1998, in Volume M98, page 1739, Microfilm Records of Klamath County, Oregon, as reserved therein.

**PARCEL 2:**

All that portion of the N1/2 of the SW1/4 of the NE1/4 of Section 30, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying West of Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying West of Lenora Way, and the West 420 feet of the S1/2 of the SW1/4 of the NE1/4 of said Section 30, EXCEPTING THEREFROM that certain parcel 60 feet wide as described in Deed recorded January 30, 1974 in Deed Volume M74, page 1044, Microfilm Records of Klamath County, Oregon, traversing the W1/2 SW1/4 NE1/4 of said Section 30.

AND TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of that parcel of land described as Parcel 1 in Grant Deed recorded January 20, 1998, in Volume M98, page 1739, Microfilm Records of Klamath County, Oregon, as reserved therein.

State of Oregon, County of Klamath  
Recorded 07/16/01 at 3:09 p. m.  
In Vol. M01 Page 34701  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>