

**After Recording Return to:**

Bryon L. Land

✶ Arnold Gallagher Saydack Percell, Roberts & Potter, P.C.  
800 Willamette Street, Suite 800  
Eugene, OR 97401

**Until a Change is Requested**

**Mail Tax Statements To**

No Change

**GRANTORS:**

G. Roger Hamilton

Karen S. Hamilton

511 Brookside Drive

Eugene, Oregon 97405

**GRANTEE:**

The Hamilton Family 2001 LLC

511 Brookside Drive

Eugene, Oregon 97405

**STATUTORY SPECIAL WARRANTY DEED**

G. Roger Hamilton and Karen S. Hamilton, husband and wife, hereinafter called Grantors, hereby convey and specially warrant to The Hamilton Family 2001 LLC, an Oregon limited liability company, hereinafter called Grantee, and all of Grantee's heirs, successors and assigns, that certain real property with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free of all encumbrances created or suffered by Grantor except as specifically set forth herein, including all interest of the Grantors in that certain Lease and Option to Purchase Real Property dated May 30, 1989, a memorandum of which is recorded in the records of Klamath County, Oregon in Volume No. M89 at Page 9531, reference to that recorded memorandum hereby being expressly made, together with all the right, title and interest of Grantors and into the real estate described therein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and by this reference specifically made a part hereof.

To Have and to Hold the same unto the Grantee and Grantee's heirs, successors and assigns forever. And the Grantors hereby covenant to and with the Grantee and Grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered by Grantors except easements, Right-of-Ways, Protective Covenants, conditions, restrictions and other matters of record as of the date hereof. The true and actual consideration for this conveyance stated in dollars is NONE. The conveyance is made as a capital contribution by each Grantor of his or her interest in the subject property to the Grantee in exchange for separate ownership interests without rights of survivorship.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to companies and to individuals.

**SPECIAL STATUTORY WARRANTY DEED - 1**

N:\F - J\Hamilton Family 2001 LLC, The 13691\LLC Formation 13691-1\Documents\special.stat.warr.deed.R&K.123101.wpd

State of Oregon, County of Klamath  
Recorded 01/31/2002 10:17 a. m.  
Vol M02, Pg 6084-6086  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument

January 14, 2002

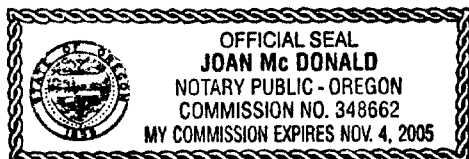
**GRANTORS:**

G. Roger Hamilton  
G. Roger Hamilton

Karen S. Hamilton  
Karen S. Hamilton

STATE OF OREGON                     )  
County of Lane                     ) ss.

This instrument was acknowledged before me on January 14, 2002 by G. Roger Hamilton.



Joan McDonald  
Notary Public for Oregon  
My Commission Expires 11-4-2005

STATE OF OREGON                     )  
County of Lane                     ) ss.

This instrument was acknowledged before me on January 14, 2002 by Karen S. Hamilton.



Joan McDonald  
Notary Public for Oregon  
My Commission Expires 11-4-2005

**SPECIAL STATUTORY WARRANTY DEED - 2**

N:\F - JHamilton Family 2001 LLC, The 13691\LLC Formation 13691-1\Documents\special.stat.warr.deed.R&K.123101.wpd

**EXHIBIT A**

PARCEL 1: SE 1/4 SE 1/4 Section 19; W 1/2 NW 1/4 Section 29; E 1/2 NE 1/4 Section 30, Township 39 South, Range 13 E.W.M., Klamath County, Oregon.

PARCEL 2: Westerly 90 feet of E 1/2 NW 1/4 Section 29, Township 39 South, Range 13 E.W.M., Klamath County, Oregon.

PARCEL 3: A piece or parcel of land situate in the NE 1/4 NW 1/4, said Section, Township and Range, containing 1,600 square feet (being 40 feet along its East-West dimension and 40 feet along its North-South dimension) at the exact center of which is located the irrigation well identified as "Well No. 2" in Application No. G4819 to Appropriate the Ground Waters of the State of Oregon and from which center of well the Northwest corner of said Section 29 bears North 67° 47 1/2' West 2740.2 feet, more or less distant, together with the right of ingress and egress thereto for both physical access and an electrical power supply.