

04 DEC 28 AM 9:22

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State of Oregon, County of Klamath

Recorded 12/28/04 9:22 AM

Vol M04 Pg 88488-89

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

WARRANTY DEED

KENNETH JOHN HUFFORD & LESLIE I. HUFFORD, HUSBAND AND WIFE, Grantor(s) hereby grant, bargain, sell, warrant and convey to: HART ESTATE INVESTMENT CO., A CALIFORNIA GENERAL PARTNERSHIP, Grantee(s) and grantee's heirs, successors and assigns all of its right, title and interest in and to 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

4111-00200-00500-000 105380

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 whosoever, 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

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2804 Crosby Avenue, PMB 132, Klamath Falls, OR 97603

Dated this 20th day of December, 2004.

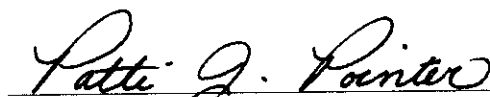

KENNETH JOHN HUFFORD


LESLIE I. HUFFORD

State of Oregon

County of ~~KLAMATH~~ Baker

This instrument was acknowledged before me on 12-20-04 by KENNETH JOHN HUFFORD & LESLIE I. HUFFORD, HUSBAND AND WIFE.


(Notary Public for Oregon)

My commission expires 12-23-07



ESCROW NO. _____

Return to:

☒ HART ESTATE INVESTMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP
2804 Crosby Avenue, PMB 132 711 GRAND AVE #100
Klamath Falls, OR 97603 SAN RAFAEL, CA 94901

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the S1/2 NW1/4 and N1/2 SW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is the same parcel conveyed to the Grantor under Instrument #70798, recorded at Volume 338, page 307, Deed Records of Klamath County, Oregon, and is more particularly described as follows:

Beginning at a point in the section line marking the Westerly boundary of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the Southwesterly corner of the said Section 2 bears South 0 degrees 05' East 3490.6 feet distant, and running thence South 89 degrees 14' East 1057.7 feet; thence South 2 degrees 09' East 356.6 feet; thence North 89 degrees 27' West 114.0 feet; thence South 0 degrees 36' West 210.8 feet; thence South 88 degrees 44' East 243.5 feet; thence South 3 degrees 45' East 30.6 feet; thence South 89 degrees 01' East 384.6 feet; thence South 15 degrees 45' East 134.1 feet; thence South 4 degrees 05' 1/2' East 296.0 feet; thence South 8 degrees 55' 1/2' West 239.1 feet; thence South 89 degrees 32' East, 61.9 feet; thence South 3 degrees 15' East, 37.1 feet; thence North 88 degrees 23' East 95.8 feet, more or less, to a point on the centerline of a field drain as the same is now located and constructed; thence South 1 degrees 18' feet East along the centerline of the said field drain 590 feet, more or less, to its intersection with the line marking the Northerly boundary of the right of way "D" Canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed; thence Westerly along the said right of way line 1845 feet, more or less, to its intersection with the said section line marking the Westerly boundary of the said Section 2, thence North 0 degrees 05' West along the said section line 1458 feet, more or less, to the said point of beginning; and also the perpetual easement, right and privilege which shall be appurtenant to and run with the above-granted property to drill, operate and maintain a six-inch well for stockwater purposes, together with the necessary water pipes and electrical wires; and also including ingress and egress over and across a tract of land situate in the SW1/4 of the NW 1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and particularly described as follows:

Beginning at a point on the proposed boundary between the lands of Lloyd Nicholson and Stewart Nicholson from which the section corner at the Southwesterly corner of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears South 18 degrees 27' 1/2' West 3358.2 feet distant and running thence South 2 degrees 09' East along the said boundary line 30.0 feet; thence leaving said boundary line North 87 degrees 51' West 30.0 feet; thence North 2 degrees 09' West and parallel with said boundary line 30.0 feet; thence South 87 degrees 51' West, 30.0 feet, more or less, to the said point of beginning, and also the perpetual easement and right to the use of one-half the water from the present well which is located on the premises last above described.