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GRANT OF EASEMENT AND SALE OF INTEREST IN WELL

Deed made this 23rd day of May, 1988, between JAMES GALLAGHER and CYNTHIA GALLAGHER, husband and wife, of Chiloquin, Oregon, herein referred to as "Grantor", and R. LEONARD GARRISON of San Rafael, California, herein referred to as "Grantee."

1) Grantor is the owner of a tract of land described in "Exhibit A" attached hereto and made a part hereof.

2) Grantee is the owner of a tract of land described in "Exhibit B" attached hereto and made a part hereof.

3) There is on the above-mentioned tract of land of Grantor a well, together with casing, pump, storage tank, pipe and motor used in connection therewith, belonging to Grantor.

Therefore, in consideration of the sum of TWENTY THOUSAND (\$20,000.00) AND NO/100s DOLLARS, receipt of which is hereby acknowledged, and subject to the conditions set forth in this instrument:

1) Grantor does hereby grant, sell, and convey to Grantee ownership of the above-mentioned well, casing, pump, storage tank, motor and pipe conveying water to Grantee's property free and clear of all liens, claims and encumbrances, and further, the right to take water from the well and to convey such water from the well to Grantee's above-described tract of land, or other lands, by the pipe; and

2) Grantor hereby grants to Grantee, for the use and purpose of storing and conveying such water as above described and entering onto and over Grantor's land for maintenance and repair (including motor vehicles), an easement on, in, over and across a strip

126
+ 20 NS
146

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1/3

of land fifteen (15) feet in width, the centerline of such strip of land beginning at the well and extending in a southerly direction to Grantee's property. Said easement is to be appurtenant to the land described in "Exhibit B" and shall be perpetual and run with the ownership of the land described in "Exhibit B."

This conveyance is made on the condition that Grantee, his heirs and assigns, shall allow Grantor domestic use of the water for one single-family residence, to have and to hold such right and easement to take water, and to store and to conduct the same over, on, through and across the land of Grantor, subject, however, to the above conditions to Grantee, his heirs and assigns, forever. Conveyance herein by the Grantor shall not reduce or restrict or impede Grantor's right to sufficient water from said well for the aforesaid domestic purposes.

If Grantor decides to use water for irrigation of 40 acres of land associated with Grantor's above-described property, then all costs of operation shall be shared in proportion to the amount of water actually used by Grantor and Grantee; provided, in no event shall Grantor's use for irrigation diminish the supply provided to Grantee below 150 gallons per minute.

Likewise, the grant of the rights to the well shall not impede the present interest of Donna Fitzpatrick to water she presently consumes from said well to provide service to the property described in "Exhibit C" attached hereto and made a part hereof. However, the rights of Donna Fitzpatrick shall not be increased beyond that water she presently consumes for a single-family residence. If the Fitzpatrick property is conveyed to a third

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215

party, the right to the water will go with the property; however, Grantee, at his sole discretion, may impose a reasonable charge customary to the area for said water usage.

If Grantee should abandon usage of the well, the well and all equipment shall revert to Grantor.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands on the date first above written.

AS
James Gallagher 1-20-05
James Gallagher
JAMES GALLAGHER, Grantor

Cynthia Gallagher 09
Cynthia Gallagher 1-18-05
CYNTHIA GALLAGHER, Grantor

[Signature]
R. LEONARD GARRISON, Grantee
[Signature] Dec. 21, 2004

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named JAMES GALLAGHER and CYNTHIA GALLAGHER and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED before me this _____ day of May, 1988.

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Addendum to Easement and Sale of Interest in Well, Date on Page 1, first paragraph, date being the 23rd day of May, 1988.

Current property owners concerned, James and Cynthia Gallagher and Dan Renne, hereby agree that the fifteen (15) foot easement referred to in 2) bottom of page 1 and top of page 2, is located approximately from where well is designated, by a line starting at well, and extending beyond the South Chiloquin Highway.

This line is so designated on map showing all 3 properties referred to as Exhibits A, B, and C in the original document mentioned above.

Unofficial Copy

2/15
08

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

04446

State of California

County of MARIN } ss.

On 21st December, 2004 before me, TANWEER SHEIKH

personally appeared R. LEONARD GARRISON Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(●) whose name(●) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(●) on the instrument the person(●), or the entity upon behalf of which the person(●) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Tanweer Sheikh
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement and Sale of Interest in Well

Document Date: No date

Number of Pages: 3

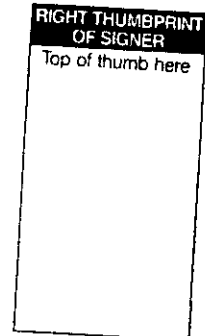
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



09

13525 MTC 1926

04449

WARRANTY DEED

STAYERS, REAL ESTATE PUBLISHING CO. PORTLAND, OR

84629

WARRANTY DEED

Vol. m88 Page 2619

KNOW ALL MEN BY THESE PRESENTS, That JOHN MORSE and CATHRYN MORSE aka JOHN W. MORSE and CATHRYN C. MORSE hereinafter called the grantor, for the consideration hereinafter stated grantor paid by **JAMES GALLAGHER and CYNTHIA GALLAGHER**, husband and wife, as tenants by the entirety does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto

EXHIBIT "A" LOCAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5 and 8 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, lying Northerly of State Highway No. 422 and Easterly of State Highway No. 427.

HAVING AND EXCEPTING the following: A parcel of land situated in the 1/2 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, said parcel being portions of Government Lots 5 and 8 of said Section 19, and being bounded on the Southwesterly by the Hodoc Point Highway (State Highway 427) and on the Southeasterly by Chiloequin Market Road (State Highway 422) more particularly described as follows:

Beginning at a point on the centerline of said Hodoc Point Highway at Engineers Station 1270+30.7, said point being approximately 1229.0 feet South and 20 feet East of the North one-quarter corner of said Section 19; thence leaving said centerline North 50 degrees 17' East a distance of 435.0 feet to a point; thence South 39 degrees 43' East a distance of 330.8 feet, more or less, to a point on the centerline of Chiloequin Market Road (State Highway 422); thence along said centerline South 50 degrees 17' West a distance of 291.0 feet, more or less, to the beginning of a 28 degree 40' 12" curve to the right; thence along the arc said curve having an angle of 67 degrees 30' and a radius of 199.8 feet, a distance of 235.4 feet to the beginning of a 12 degree 43' curve to the right; thence along the arc of said curve having an angle of 48 degrees 10' and a radius of 449.38 feet, a distance of 380.4 feet, more or less, to a point on centerline of the Hodoc Point Highway; thence along said centerline Northwesterly a distance of 65.2 feet, more or less, to the point of beginning.

LESS AND EXCEPTING those portions lying within the boundaries of Hodoc Point Highway (State Highway 427) and Chiloequin Market Road (State Highway 422).

60 4 09 27 611 68

John Morse & Cathryn Morse

GRANTOR'S NAME AND ADDRESS

James Gallagher & Cynthia Gallagher

P.O. Box 22

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

Klamath Falls Federal Savings & Loan

2540 Willamette

Klamath Falls OR 97601

NAME AND ADDRESS, ZIP

Send no money to record this instrument until you are notified by the following address.

Name is above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/real/volume _____, on page _____ or as fee file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

8:30

NAME

TITLE

By _____ Deputy

Handwritten initials

04450

2620

KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN MORSE of the County of Grant State of Oregon do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in my office.

WITNESSETH MY HAND AND SEAL OF OFFICE this 19th day of February, 1988.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever... And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

warrant and forever defend the above granted 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (If the sentence between the symbols @, if not applicable, should be deleted. See OHS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of February, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

[Signature]
Secretary

STATE OF OREGON, County of Grant

STATE OF OREGON, County of _____) ss.

Personally appeared the above named John Morse

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Subscribed and sworn to before me this 19th day of February, 1988.

My commission expires _____

[Signature]
County Clerk for Oregon

My commission expires _____

Notary Public for Oregon

Notary Public for Oregon

My commission expires Aug 17, 1990

My commission expires _____

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Recorded in request of Mountain Title Company the 23rd day of February A.D. 19 88 at 6:09 o'clock P.M., and duly recorded in Vol. 1488 of _____ Books on Page 2519
By Evelyn Biehn, County Clerk
[Signature]

RECORDED IN REQUEST OF MOUNTAIN TITLE COMPANY

SEAL

215

19-13525 NTC 192602

WARRANTY DEED

STATE BAR LAW PUBLISHING CO. PORTLAND, OR

84629

WARRANTY DEED

Vol. m88 Page 2619

KNOW ALL MEN BY THESE PRESENTS, That **JOHN MORSE** and **CATHRYN MORSE** aka **J. MORSE** and **CATHRYN C. MORSE** hereinafter called the grantor, for the consideration hereinafter stated as tenants by the entirety do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5 and 8 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, lying Northerly of State Highway No. 422 and Easterly of State Highway No. 427.

SAVING AND EXCEPTING the following: A parcel of land situated in the N1/2 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, said parcel being portions of Government Lots 5 and 8 of said Section 19, and being bounded on the Southwesterly by the Nodoc Point Highway (State Highway 427) and on the Southeasterly by Chillicoit Market Road (State Highway 422) more particularly described as follows:

Beginning at a point on the centerline of said Nodoc Point Highway at Engineers Station 1270+30.7, said point being approximately 1229.0 feet South and 20 feet East of the North one-quarter corner of said Section 19; thence leaving said centerline North 30 degrees 17' East a distance of 433.0 feet to a point; thence South 39 degrees 43' East a distance of 230.0 feet, more or less, to a point on the centerline of Chillicoit Market Road (State Highway 422); thence along said centerline South 30 degrees 17' West a distance of 291.0 feet, more or less, to the beginning of a 28 degree 40' 12" curve to the right; thence along the arc said curve having an angle of 67 degrees 30' and a radius of 199.83 feet, a distance of 235.4 feet to the beginning of a 12 degree 43' curve to the right; thence along the arc of said curve having an angle of 48 degrees 10' and a radius of 449.38 feet, a distance of 380.4 feet, more or less, to a point on centerline of the Nodoc Point Highway; thence along said centerline Northwesterly a distance of 60.2 feet, more or less, to the point of beginning.

LESS AND EXCEPTING those portions lying within the boundaries of Nodoc Point Highway (State Highway 427) and Chillicoit Market Road (State Highway 422).

98 FEB 27 PM 4 09

John Morse & Cathryn Morse

GRANTOR'S NAME AND ADDRESS

James Gallagher & Cynthia Gallagher
P.O. Box 22
Chillicoit, OR 97624

GRANTEE'S NAME AND ADDRESS

Chillicoit State Federal Savings & Loan
1840011111
Chillicoit, OR 97601

That a copy of a certified true and correct copy shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ } vs.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/roll/volume _____, on page _____ of an fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

2850

By _____ Deputy

AG

2620

WITNESSETH THAT ON 1901
THE ABOVE SAID GRANTOR
HATH GIVEN TO SAID GRANTEE
THE ABOVE SAID PREMISES

TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.
AND SAID GRANTEE HEREBY COVENANTS TO AND WITH SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT
GRANTEE IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES.

warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (Indicate which). (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of February, 1988; if a corporate grantor, it has caused its name to be signed and affixed by its officers, duly authorized thereto by order of its board of directors.

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 FEA TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If executed by a corporation, on its corporate seal)

STATE OF OREGON, CLATSOP COUNTY

County of CLATSOP

Feb. 19, 1988

Personally appeared the above named

WILLIAM SCOTT MORSE

and acknowledged the foregoing instrument to be his, voluntary act and deed.

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires

Notary Public for Oregon

My commission expires

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of _____) m.

Personally appeared _____, 19____

and _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of _____

a corporation,

and that the seal utilized to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires

Notary Public for Oregon

My commission expires

TKV (OFFICIAL SEAL)

seta

OREGON COUNTY OF KLAMATH: ss.

Subscribed in presence of _____ Mountain Title Company the 23rd day

of February, A.D. 1988 at 4:09 o'clock P.M. and duly recorded in Vol. 1898

of _____ on Page 2519

By _____ Evelyn Biehn, County Clerk

By _____

19-13525 NTC 192602

FORM NO. 700 - WARRANTY DEED

STATE BAR LAW PUBLISHING CO. PORTLAND, OREGON

CLERK OF COUNTY CLERK OF CLATSOP COUNTY

84629

WARRANTY DEED

Vol. M88 Page 2619

KNOW ALL MEN BY THESE PRESENTS, That JOHN MORSE and CATHRYN MORSE aka W. MORSE and CATHRYN C. MORSE hereinafter called the grantor, for the consideration hereinafter stated in and for said by JAMES GALLAGHER and CYNTHIA GALLAGHER, husband and wife, as tenants by the entirety, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto

EXHIBIT "A" LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5 and 8 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, lying Northerly of State Highway No. 422 and Easterly of State Highway No. 427.

SAVING AND EXCEPTING the following: A parcel of land situated in the N1/2 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, said parcel being portions of Government Lots 5 and 8 of said Section 19, and being bounded on the Southwesterly by the Modoc Point Highway (State Highway 427) and on the Southeastery by Chiloequin Market Road (State Highway 422) more particularly described as follows:

Beginning at a point on the centerline of said Modoc Point Highway at Engineers Station 1270+90.7, said point being approximately 1229.0 feet South and 10 feet East of the North one-quarter corner of said Section 19; thence leaving said centerline North 38 degrees 17' East a distance of 435.0 feet to a point; thence South 38 degrees 43' East a distance of 530.0 feet, more or less, to a point on the centerline of Chiloequin Market Road (State Highway 422); thence along said centerline South 30 degrees 17' West a distance of 291.0 feet, more or less, to the beginning of a 28 degree 40' 12" curve to the right; thence along the arc said curve having an angle of 67 degrees 30' and a radius of 199.83 feet, a distance of 235.4 feet to the beginning of a 12 degree 45' curve to the right; thence along the arc of said curve having an angle of 48 degrees 30' and a radius of 449.38 feet, a distance of 360.4 feet, more or less, to a point on centerline of the Modoc Point Highway; thence along said centerline Northwesterly a distance of 60.2 feet, more or less, to the point of beginning.

LESS AND EXCEPTING those portions lying within the boundaries of Modoc Point Highway (State Highway 427) and Chiloequin Market Road (State Highway 422).

68 FEB 23 PM 4 09 '88

John Morse & Cathryn Morse

James Gallagher & Cynthia Gallagher
P.O. Box 22
Chiloequin, OR 97624

Bank of America Federal Savings & Loan
2540 W. Main Street
Chiloequin, OR 97601

STATE OF OREGON, }
County of _____ } ss.

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____/vol _____, on page _____ or as fee file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

8830

Handwritten initials

04454

2620

WARRANT OF DEPOSIT OF \$100

TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.

AND SAID GRANTOR HEREBY COVENANTS TO AND WITH SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT GRANTOR IS LAWFULLY SEIZED IN THE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

warrant and forever defend the above granted 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 19th day of February, 1988.

if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

[Handwritten signature]

STATE OF OREGON, County of Clatsop

STATE OF OREGON, County of _____) ss.

County of Clatsop, Oregon

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, and that the seal utilized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

Notary Public for Oregon

My commission expires Aug 17, 1990

My commission expires _____

[Handwritten signature]

[Handwritten signature]

Notary Public for Oregon

Notary Public for Oregon

OREGON COUNTY OF KLAMATH

Mountain Title Company the 23rd day of February, A.D. 1988 at 4:09 o'clock P.M. and duly recorded in Vol. 1488 of _____ Deeds on Page 2518

Evelyn Blahn, County Clerk

[Handwritten signature]

19-13525 MTC 192608

RECORDED BY
C. J. LORRAINE
CLERK

84629

WARRANTY DEED

Vol. M88 Page 2619

KNOW ALL MEN BY THESE PRESENTS, That JOHN MORSE and CATHRYN MORSE aka W. MORSE and CATHRYN C. MORSE hereinafter called the grantor, for the consideration hereinafter stated grantor paid by JAMES GALLAGHER and CYNTHIA GALLAGHER, husband and wife, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situate in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5 and 8 of Section 19, Township 35 North, Range 7 East of the Willamette Meridian, lying Northerly of State Highway No. 422 and Easterly of State Highway No. 427.

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Beginning at a point on the centerline of said Nodoc Point Highway at Engineers Station 1270+20.7, said point being approximately 1229.0 feet South and 20 feet East of the North one-quarter corner of said Section 19; thence leaving said centerline North 50 degrees 17' East a distance of 435.0 feet to a point; thence South 39 degrees 41' East a distance of 330.0 feet, more or less, to a point on the centerline of Chiloequin Market Road (State Highway 422); thence along said centerline South 50 degrees 17' West a distance of 291.0 feet, more or less, to the beginning of a 28 degree 40' 12" curve to the right; thence along the arc said curve having an angle of 67 degrees 30' and a radius of 199.83 feet, a distance of 235.4 feet to the beginning of a 12 degree 45' curve to the right; thence along the arc of said curve having an angle of 48 degrees 30' and a radius of 449.38 feet, a distance of 380.4 feet, more or less, to a point on centerline of the Nodoc Point Highway; thence along said centerline Northwesterly a distance of 60.2 feet, more or less, to the point of beginning.

LESS AND EXCEPTING those portions lying within the boundaries of Nodoc Point Highway (State Highway 427) and Chiloequin Market Road (State Highway 422).

98 FEB 23 PM 4 09

John Morse & Cathryn Morse

GRANTOR'S NAME AND ADDRESS

James Gallagher & Cynthia Gallagher
P.O. Box 22
Chiloequin, OR 97624

GRANTOR'S NAME AND ADDRESS

Bank of the West Federal Savings & Loan
1540 Commercial
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Any change of address of the grantor shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/real/volume _____ on page _____ of as fee/file/instrument/microfilm/reception No. _____ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

2830

By _____ Deputy

Handwritten initials

2620

GRANTOR: MOUNTAIN TITLE COMPANY
GRANTEE: EVELYN BIEHN

GRANTOR: MOUNTAIN TITLE COMPANY
GRANTEE: EVELYN BIEHN

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever...
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

warrant and forever defend the above granted 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.
However, the actual consideration consists of or includes other property or value given or promised which is

consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of February, 1988;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

[Signature]
Secretary

STATE OF OREGON, County of CLATSOP

STATE OF OREGON, County of CLATSOP

County of CLATSOP, Oregon

Personally appeared [Name] and [Name]

known to me to be the persons whose names are subscribed to the foregoing instrument.

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of [Name] a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

My commission expires Aug 17, 1990

[Signature]
Notary Public for Oregon

[Signature]
Notary Public for Oregon

My commission expires Aug 17, 1990

My commission expires 8/17/90

CLATSOP COUNTY, OREGON

Mountain Title Company the 23rd day of February, A.D. 1988 at 4:09 o'clock P.M. and duly recorded in Vol. 188 of Deeds on Page 2518

By Evelyn Biehn County Clerk

By [Signature]

OFFICIAL SEAL

SETO

03 NOV 23 PM 8:12

MTZ- 60293 KR

04457

Vol M03 Page 35344

*Assignment
to Renne
Exhibit B*

State of Oregon, County of Klamath
Recorded 05/23/2003 3:12 p m.
Vol M03 Pg 35344-47
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

After Recording Return to:

DAN H. RENNE
32490 HODOC POINT RD
CHILCOOTH OR 97624

Until A Change Is Requested
All Tax Statements Shall Be Sent To:

DAN H. RENNE
32490 HODOC POINT RD
CHILCOOTH OR 97624

STATUTORY BARGAIN AND SALE DEED

Tulana Headquarters, LLC, a California limited liability company ("Grantor"), hereby conveys to ~~Dan~~ Renne, an individual ("Grantee"), that certain improved real property located in the County of Klamath, State of Oregon, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Property"), subject to the terms and conditions set forth in the Addendum to Statutory Bargain and Sale Deed attached hereto as Exhibit "B" and incorporated herein by this reference.

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 consideration for this conveyance is One Hundred Dollars (\$100).

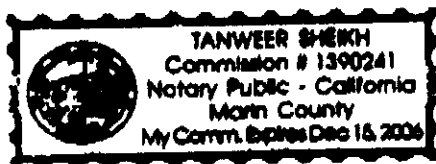
DATED this 24 day of April, 2003.

GRANTOR:

TULANA HEADQUARTERS L.L.C.,
a California limited liability company

By: [Signature]
R. Leonard Garrison, Manager

STATE OF CALIFORNIA {
COUNTY OF MARIN
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24 DAY OF April, 2003.
By R. Leonard Garrison
NOTARY PUBLIC



Error! Unknown document property name.

30.00

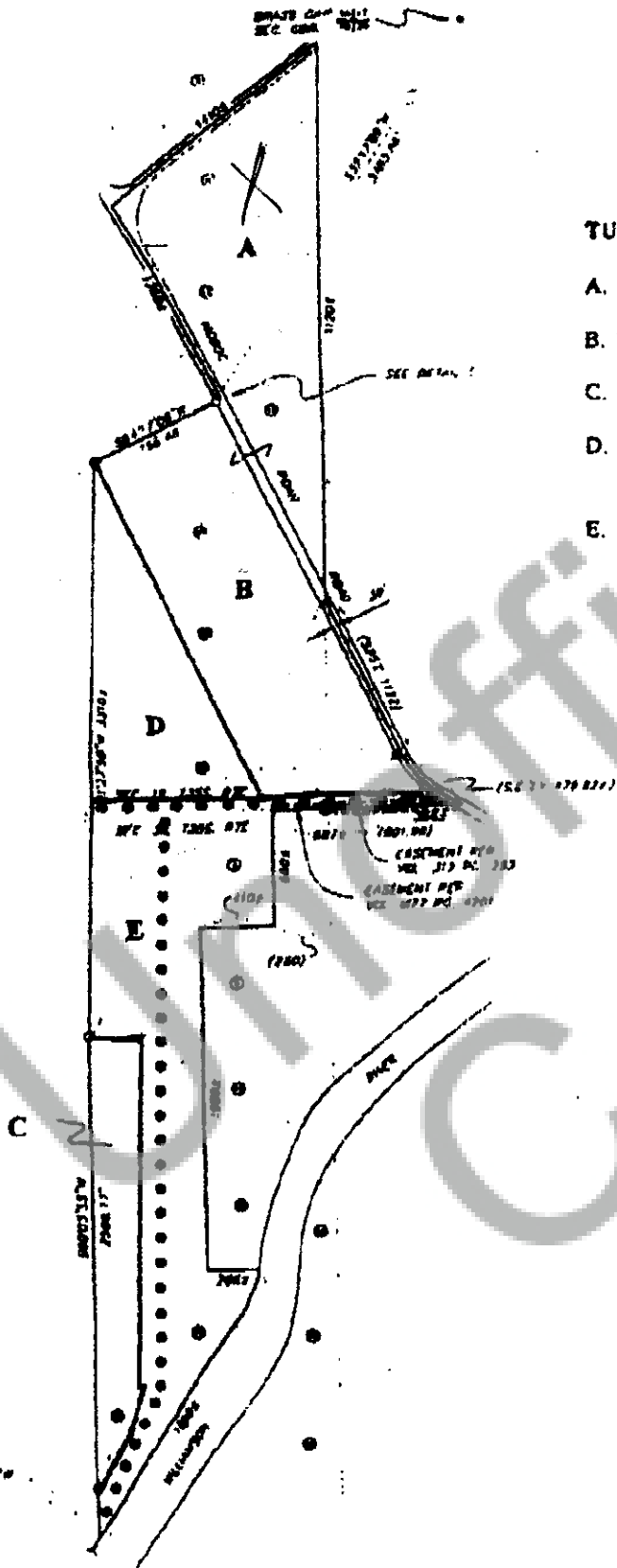
*MS
OS*

B

04458

35343

Exhibit B



CONVEYANCE TO TULANA HEADQUARTERS, LLC

- A. The Food Lot
- B. The Headquarters
- C. The Pipe Field
- D. Area Subject to the WRP Easement
- E. Area Subject to the Farm Lease granted to PacificCorp and New Earth

••••• Access Roads

SAC 03 25' W 002 1/2

October 8, 1997

J/B
CS

04459

35345

"EXHIBIT B"

REAL PROPERTY DESCRIPTION

Parcel 2 of Land Partition No. 22-97 being a portion of the East 1/2 of Sections 19 and 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial
Copy

9/13
09

JAN-14-2005 13:14

AMERITITLE K FALLS

33270-B

04461

STATE OF OREGON: COUNTY OF KLAMATH: ss.

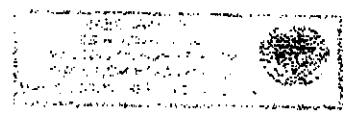
Sued for record at request of Melvin D. Ferguson the 5th day
of October A.D. 19 97 of 1130 o'clock P. M. and duty recorded in Vol. 1892
of Deeds on Page 32270

REB \$35.00

By Bernice G. Felsch, County Clerk
Bernice G. Felsch

UNOFFICIAL COPY

Handwritten initials/signature



200 JUN -1 PM 3:45

MTS 51075 -ms
WARRANTY DEED

04462

Vol MOO Page 19556

Exhibit C

DONNA MALONEY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES NORMAN LONG and LESLIE ERIN RUSSELL, husband and wife,
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
3507-01900-00600-000 246647

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 189,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 33244 S CHILOQUIN RD, CHILOQUIN, OR 97624

Dated this 1st day of June, 2000.

Donna Maloney
DONNA MALONEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 1, 2000 by DONNA
MALONEY.

Marjorie A. Stuart

(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MTS1075-MS

Return to:
JAMES NORMAN LONG
33244 S CHILOQUIN RD.
CHILOQUIN, OR 97624



*JK
CS*

19857

EXHIBIT C
LEGAL DESCRIPTION

04463

A parcel of land situated in the N1/2 of Section 19, Township 35 South, Range 7 East of Willamette Meridian, Klamath County, Oregon, said parcel being portions of Government Lo 5 and 8 of said Section 19, and being bounded on the Southwesterly by the Modoc Point Highway (State Highway #427) and on the Southeasterly by Chiloquin Market Road (State Highway #422) more particularly described as follows:

Beginning at a point on the centerline of said Modoc Point Highway at Engineers Station 1270+50.7, said point being approximately 1229.0 feet South and 20 feet East of the North one-quarter corner of said Section 19; thence leaving said centerline North 50 degrees East a distance of 435.0 feet to a point; thence South 39 degrees 43' East a distance of 530.0 feet, more or less, to a point on the centerline of Chiloquin Market Road (State Highway #422); thence along said centerline South 50 degrees 17' West a distance of 291 feet, more or less, to the beginning of a 28 degrees 40' 12" curve to the right; thence along the arc of said curve, having an angle of 67 degrees 30' and a radius of 199.83 feet a distance of 235.4 feet to the beginning of a 12 degrees 45' curve to the right; thence along the arc of said curve having an angle of 48 degrees 30' and a radius of 449.38 feet a distance of 380.4 feet, more or less, to a point on centerline of the Modoc Point Highway; thence along said centerline Northwesterly a distance of 60.2 feet, more or less to the point of beginning.

LESS AND EXCEPTING those portions lying within the boundaries of Modoc Point Highway (State Highway #427) and Chiloquin Market Road (State Highway #422).

State of Oregon, County of Klamath
Recorded 06/01/00, at 3:45 p.m.
in Vol. MCO Page 19856
Linda Smith,
County Clerk Fee \$ 26.⁰⁰

State of Oregon, County of Klamath
Recorded 01/21/05 9:34 a.m.
Vol M05 Pg 04442-63
Linda Smith, County Clerk
Fee \$ 146.⁰⁰ # of Pgs 22

Re: Professional Images Inc. (Lynn Tanner)
201 Main St.
K70, OR 97601

JAS
CS