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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

09
113

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

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.

715 *James Gallagher* 1-20-05
James Gallagher
 JAMES GALLAGHER, Grantor

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

R. Leonard Garrison
 R. LEONARD GARRISON, Grantee

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.

_____	_____
_____	_____
_____	_____

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(s) whose name(s) 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(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

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: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

09



04447

ACKNOWLEDGEMENT

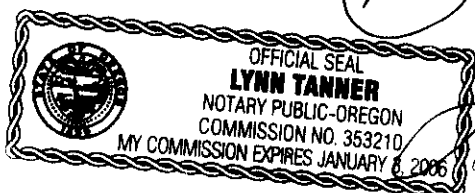
STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

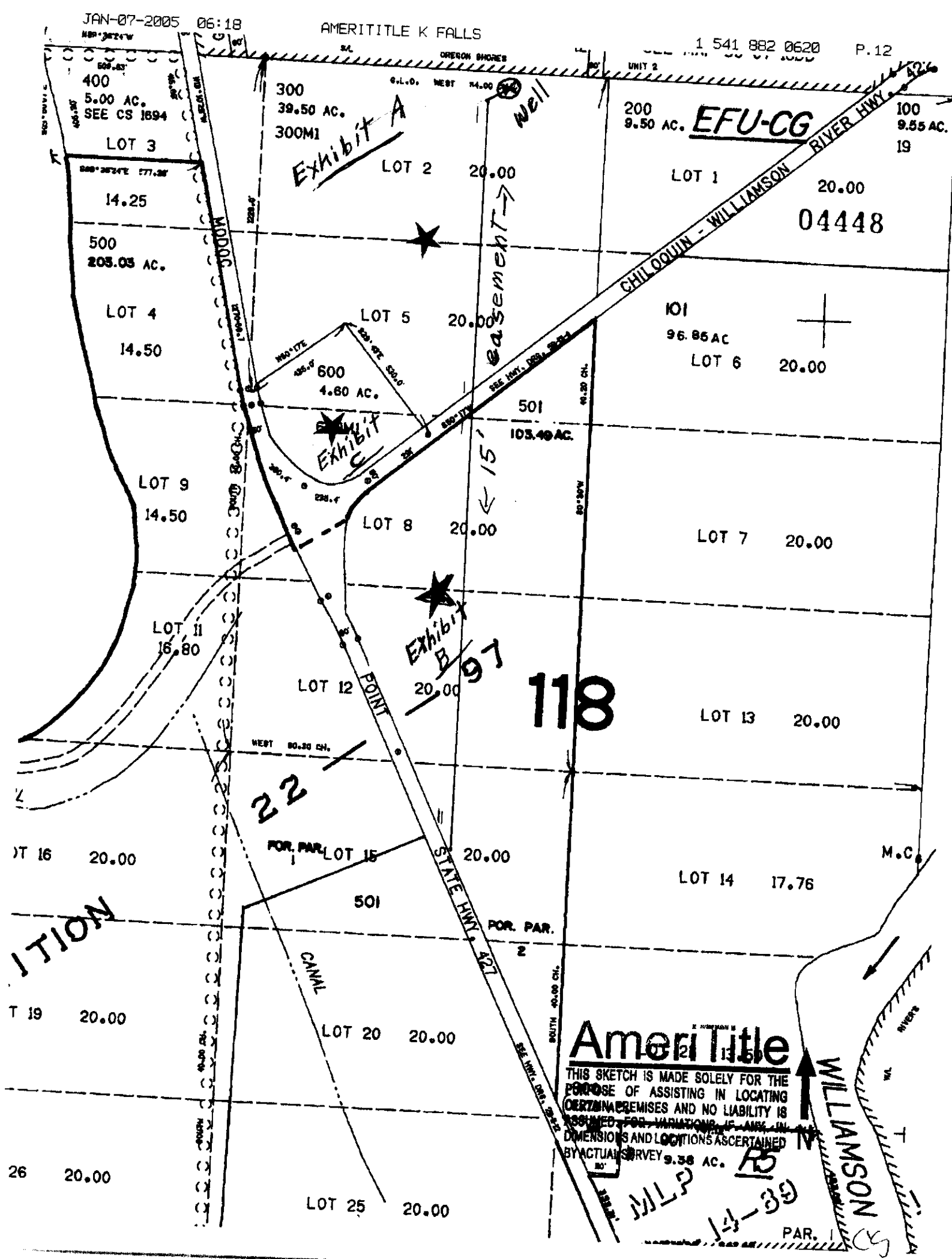
On 1-18-05 ^(X) 1-20-05 ^(XX) 2005, JAMES J. GALLAGHER AND CYNTHIA ^(XX) GALLAGHER, personally appeared before me and proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. ^(X)



WITNESS MY HAND AND OFFICIAL SEAL.

Lynn Tanner
Lynn Tanner, Notary Public – State of Oregon





04-13525 MTC 1926024

04449

FORM NO. 700-WARRANTY DEED

STAVENS, ROSS, 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 JOHN W. MORSE and CATHRYN C. MORSE hereinafter called the grantor, for the consideration hereinafter stated to 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 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.

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 Modoc 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 Modoc 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 433.0 feet to a point; thence South 39 degrees 41' 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 199.83 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 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).

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

540 W. Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Grant is made to be recorded in the public records and to be sent to 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 / vol / volume, on page of as fee file / instrument / microfiche / reception No., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Deputy

60 4 09
68 FEB 22 PM 4 09
68 FEB 22 PM 4 09

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KITSON LUTHER ON 01001

200 N. H. ST.

KITSON LUTHER KENNETH 2001111 1 1900

CUT 0001111 08 01031

1.00 000 00

10000 000000000 1 000000 000000000

JOHN W. H. & CO. INC. 10000

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.

if executed by a corporation, after corporate seal

STATE OF OREGON, California

County of Orange

Feb. 19, 1988

Personally appeared the above named

John W. H. & Co. Inc.

and acknowledged the foregoing instru-

ment to be his voluntary act and deed.

Notary Public for Oregon

My commission expires Aug 17, 1990

STATE OF OREGON, County of

Feb. 19, 1988

Personally appeared

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 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

(OFFICIAL SEAL)

SEJA

STATE OF OREGON, COUNTY OF KLAMATH:

Record in request of Mountain Title Company the 23rd

February A.D. 1988 at 4:09 o'clock P.M., and duly recorded in Vol. 1008

of Records on Page 2519

By Evelyn Biehn, County Clerk

By [Signature]

84629

WARRANTY, DED

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 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 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.

SAVING AND EXCEPTING the following: A parcel of land situated in the NE 1/4 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 Chilquin 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+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 17' East a distance of 433.0 feet to a point; thence South 39 degrees 43' East a distance of 830.0 feet, more or less, to a point on the centerline of Chilquin 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 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 Chilquin Market Road (State Highway 422).

John Morse & Cathryn Morse

GRANTOR'S NAME AND ADDRESS

James Gallagher & Cynthia Gallagher

P.O. Box 22

Chilquin, OR 97624

GRANTEE'S NAME AND ADDRESS

Klamath Falls Federal Savings & Loan

1400 N. Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

All notices to be given to the attention of the following address:

Klamath Falls, OR

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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 _____, folio _____, on page _____ of an fee/ile/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

98 FEB 22 PM 4 09

KNOW ALL MEN BY THESE PRESENTS

THAT JOHN W. MOORE

of the County of Klamath, State of Oregon

do hereby certify that

the within and foregoing

instrument is a true and correct copy of the original

instrument as the same appears from the records of the County of Klamath, State of Oregon

JOHN W. MOORE, County Clerk

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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CLATSOP COUNTY

County of Clatsop

Feb. 19, 1988

Personally appeared the above named

John W. Moore, Mayor

of the City of Astoria, Oregon

and acknowledged the foregoing instru-

ment to be his voluntary act and deed.

Notary Public for Oregon

My commission expires Aug 17, 1990

STATE OF OREGON, County of _____

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 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 _____

TKV
(OFFICIAL
SEAL)

seta

STATE OF OREGON, COUNTY OF KLAMATH:

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. 188

of _____ on Page 2519

By _____ Evelyn Biehn, County Clerk

By _____

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 to grantor paid by JAMES GALLAGHER and CYNTHIA GALLAGHER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees 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 3 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 Chiloequin Market Road (State Highway 422) more particularly described as follows:

Beginning at a point on the centerline of said Modoc Point Highway at Engineer Station 1270+90.7, 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 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 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).

John Morse & Cathryn Morse

GRANTOR'S NAME AND ADDRESS

James Gallagher & Cynthia Gallagher

P.O. Box 22

Chiloequin, OR 97624

GRANTEE'S NAME AND ADDRESS

Klamath Falls Federal Savings & Loan

2540 W. Main St.

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Klamath Falls, OR 97601

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Klamath Falls, OR 97601

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Klamath Falls, OR 97601

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 _____, folio _____, 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

NAME _____ TITLE _____

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

04454

2620

KNOW ALL MEN BY THESE PRESENTS

THAT I, JAMES W. HUGHES, JR.

of the County of Klamath, State of Oregon,

do hereby certify that

the within and foregoing instrument

is a true and correct copy

of the original instrument on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 19th day of February, 1988.

James W. Hughes, Jr., County Clerk

My commission expires Aug 17, 1990

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.)

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STATE OF OREGON, County of Klamath

Personally appeared the above named

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.

My commission expires Aug 17, 1990

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My commission expires Aug 17, 1990

My commission expires Aug 17, 1990

My commission expires Aug 17, 1990

My commission expires Aug 17, 1990

My commission expires Aug 17, 1990

19-13525 MTC 1926084

WARRANTY DEED

STANDARD DEED LAW PURSUING CO. PORTLAND, OR

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 as tenants by the entirety have 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, located in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto

EXHIBIT "A"
LEGAL DESCRIPTION

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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 50 degrees 17' East a distance of 435.0 feet to a point; thence South 39 degrees 43' East a distance of 330.0 feet, more or less, to a point on the centerline of Chilqua 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 Chilqua Market Road (State Highway 422).

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

Chilqua Market Road

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

Chiloquin, OR 97601

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 _____, folio _____, on page _____ of as fee file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

NAME _____ TIME _____

By _____ Deputy

NAME _____ TIME _____

By _____ Deputy

NAME _____ TIME _____

By _____ Deputy

NAME _____ TIME _____

By _____ Deputy

NAME _____ TIME _____

By _____ Deputy

NAME _____ TIME _____

By _____ Deputy

04456

2620

KNOW ALL MEN BY THESE PRESENTS

THAT JOHN W. GORDON

of the County of ORSON, State of OREGON

DO hereby certify that

the within and foregoing

instrument is a true and correct copy of the original

instrument as the same appears from the records of the County of ORSON, State of OREGON

JOHN W. GORDON, County Clerk

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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of ORSON

County of ORSON

February 19, 1988

Personally appeared the above named

John W. Gordon, County Clerk

and acknowledged the foregoing instrument

to be his voluntary act and deed.

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

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

STATE OF OREGON, County of ORSON

County of ORSON

February 19, 1988

Personally appeared

John W. Gordon, County Clerk

and acknowledged the foregoing instrument

to be his voluntary act and deed.

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

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

STATE OF OREGON, COUNTY OF KLAMATH

County of KLAMATH

February 23, 1988

Personally appeared

Mountain Title Company

and acknowledged the foregoing instrument

to be its voluntary act and deed.

Subscribed and sworn to before me this 23rd day of February, 1988

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Mountain Title Company

the 23rd

February 23, 1988 at 4:09 o'clock P.M. and duly recorded in Vol. 1488

of Klamath County, Oregon on Page 2518

By Evelyn Blahn, County Clerk

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

Notary Public for Oregon

My commission expires Aug 17, 1990

OFFICIAL SEAL

SETO

03 MAY 23 PM 8:12

MTZ- 60293 KR

04457

Vol M03 Page 35344

After Recording Return to:

DAN E. RENNE
32480 HODOC POINT RD
CHILCOOT OR 97624

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

DAN E. RENNE
32480 HODOC POINT RD
CHILCOOT OR 97624

*Transferred
to Renne
Exhibit B*

State of Oregon, County of Klamath
Recorded 05/23/2003 3:12 p m.
Vol M03 Pg 35344-17
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

STATUTORY BARGAIN AND SALE DEED

Tulana Headquarters, LLC, a California limited liability company ("Grantor"), hereby conveys to Dan E. 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).

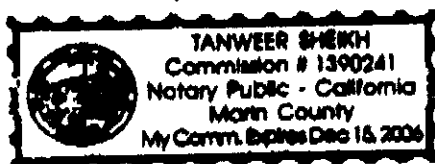
DATED this 24 day of April, 2003.

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

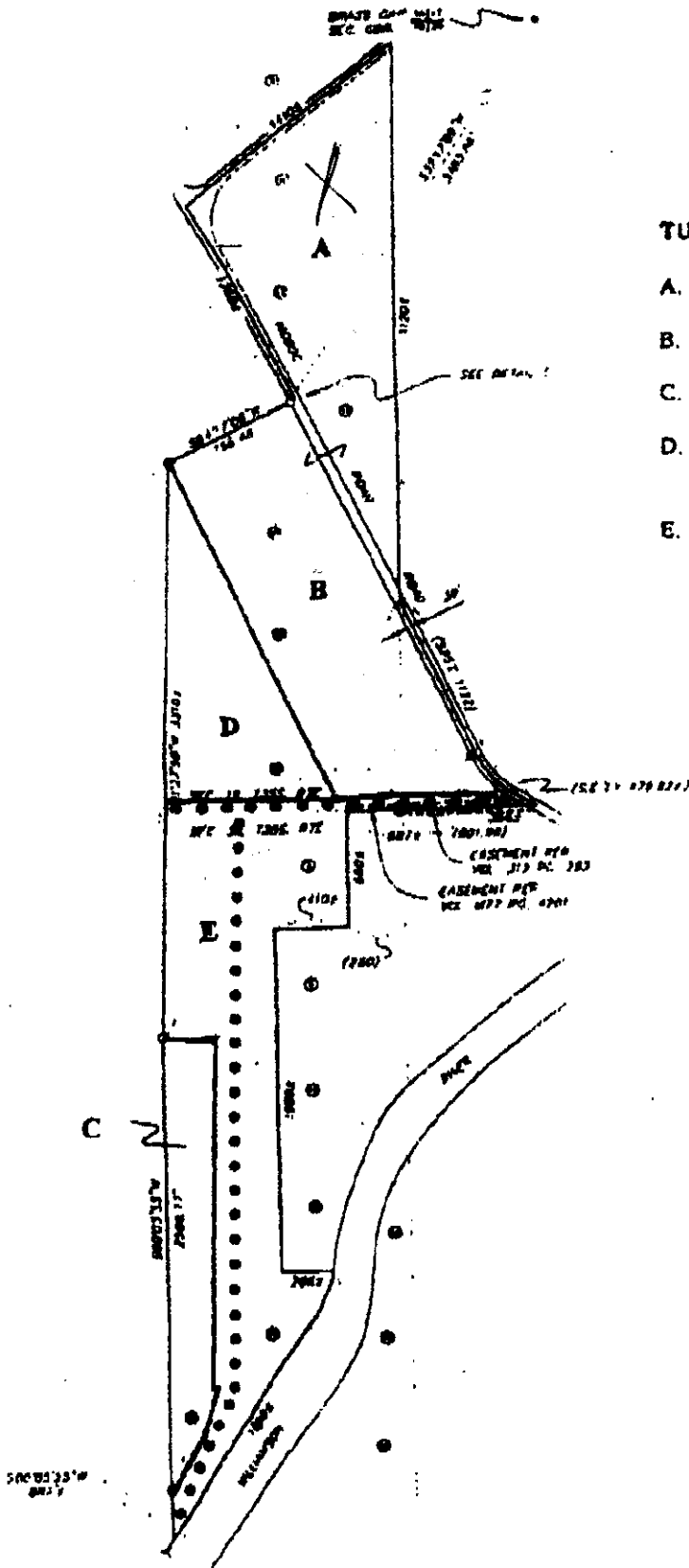
35343

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



October 8, 1997

215
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.

5/3
69

JAN-14-2005 13:02

AMERITITLE K FALLS

46675

W 401-2 8100

Vol 7197 Page 33270

After recording, mail to: Melvin D. Ferguson, Attorney at Law, 514 Walnut Street,
Klamath Falls, Oregon 97601

04460

WARRANTY DEED

Donna Fitzpatrick, now known as Donna Maloney, Grantor, conveys and warrants to Donna Maloney, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

A parcel of land situated in the N1/2 of Section 19, Township 35 S. R. 7. E.W.M., 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 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 N. 50°17'E a distance of 435.0 feet to a point; thence S. 39°43' E. 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 S. 50°17' W. a distance of 291.0 feet, more or less, to the beginning of a 28°40'12" curve to the right; thence along the arc of said curve, having an angle of 67°30' and a radius of 199.83 feet, a distance of 235.4 feet to the beginning of a 12°45' curve to the right; thence along the arc of said curve having an angle of 48°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 Northwest 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).

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

There is no consideration for this conveyance. This deed is issued for the purpose of correctly stating the name of the current fee owner of the property.

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 PERSONS 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 DERIVED IN ORS 30.930.

Dated this 22 day of October, 1997.

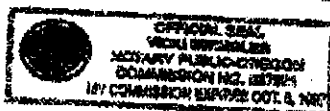
GRANTOR

Donna Maloney

STATE OF OREGON)

County of Klamath) ss.

Personally appeared the above-named Donna Maloney and acknowledged the foregoing instrument to be her voluntary act. Before me this 22nd day of October, 1997.



October

Notary Public for Oregon

My Commission Expires: 10-8-97

01/14/2005 AmeriTitle Klamath Falls, Or

JAN-14-2005 13:14

AMERITITLE K FALLS

33270-0

04461

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Sued for record at request of Melvin D. Ferguson the 9th day
of October A.D. 19 97 at 1:30 o'clock P.M. and duly recorded in Vol. 492
of Deeds on Page 322.70

P&T \$35.00

By Dorothy G. Felsch, County Clerk
Kathleen R. Ross

200 JUN -1 PM 3:45

MTS 51075 -ms
WARRANTY DEED

04462

19S56

Vol MOO Page 1*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

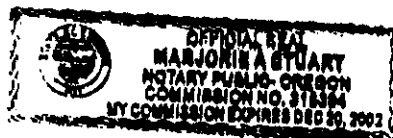
This instrument was acknowledged before me on June 1, 2000 by DONNA
 MALONEY.

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



216
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

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

JLB
CS