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WHEN RECORDED MAIL TO:

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MAIL TAX STATEMENTS TO:

Ritter Ranch  
28100 Ritter Road  
Bonanza, OR 97623

State of Oregon, County of Klamath  
Recorded 02/09/05 1:23 P m  
Vol M05 Pg 09067  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### SPECIAL WARRANTY DEED

BERNARD J. JENDRZEJEWSKI, TRUSTEE OF THE BERNARD J. JENDRZEJEWSKI TRUST,  
UNDER AGREEMENT DATED MARCH 8, 1995

GRANTOR, conveys and specially warrants to

RITTER RANCH, a partnership

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances created or suffered by GRANTOR except as specifically set forth below:

PARCEL 1:

The NW 1/4 NE 1/4, Section 7, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.  
EXCEPT that portion thereof lying South of Highway 140.

PARCEL 2:

The S 1/2 SE 1/4 and the E 1/2 SW 1/4 Section 6, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(ASSESSOR'S NUMBERS: 114-3811-600-700 and 114-3811-700-400)

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest, in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Easements and rights of way of record or apparent thereon.

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 paid for this transfer, stated in terms of dollars, is \$375,000.00  
~~However, the actual consideration consists of or includes other property or value give or promised which is [part of the] [the whole] consideration (indicate which).~~

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

Dated: June 4, 1997

*Bernard J. Jendrzejewski*

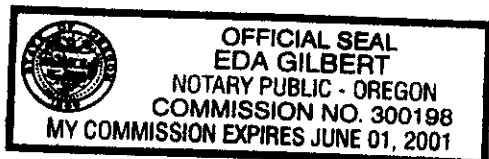
Bernard J. Jendrzejewski, Trustee

STATE OF OREGON )  
County of Klamath ) ss

June 4, 1997

Personally appeared the above named Bernard J. Jendrzejewski, Trustee of the Bernard J. Jendrzejewski Trust, ut  
3/8/95 and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me

*Eda Gilbert*

Notary Public for Oregon

My Commission expires: 6-1-2001

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LAW OFFICES OF GIACOMINI & KNIIPS, 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759

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