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MT67833KR

Vol M05 Page 14002

State of Oregon, County of Klamath
Recorded 03/02/2005 2:54 p m
Vol M05 Pg 14002
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVE

After recording return to:

Sierra-Cascade Nursery Inc., a California
Corporation Atten: Robert Akeson

472-715 Johnson Road
Susanville, CA 96130

Until a change is requested all
tax statements shall be sent to
The following address:

Sierra-Cascade Nursery Inc., a California
Corporation Atten: Robert Akeson

472-715 Johnson Road
Susanville, CA 96130

Escrow No. MT67833-KR

STATUTORY WARRANTY DEED

Agricultural Resources, A Limited Partnership, Grantor(s) hereby convey and warrant to **Sierra-Cascade Nursery Inc., a California Corporation**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

NW1/4 NE1/4, S1/2 NE1/4 and SE1/4 of Section 36, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

A tract of land being a portion of Parcel 2 of "Minor Land Partition 15-90". Situated in the W1/2 E1/2 and the NE1/4 NW1/4 of Section 36, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of said Section 36; thence North 89 degrees 05' 03" East 1,323.78 feet to the East 1/16 corner common to Sections 25 and 36 and the West line of that tract of land owned by Mike and Donna Russell; thence South 00 degrees 21' 57" West, along the said tract of land, 1,320.15 feet to a fence corner; thence the following courses and distances generally along an existing fence line; South 88 degrees 49' 15" West 114.29 feet, South 00 degrees 14' 09" East 1,318.34 feet, South 00 degrees 05' 02" East 962.47 feet and South 89 degrees 25' 11" West 1,132.76 feet; thence south 89 degrees 25' 11" West, to a point on the center line of Squaw Flat Road and on the West boundary line of said Parcel 2, 26.9 feet more or less; thence the following courses and distances along said boundary; North 00 degrees 10' 06" West 2,732.58 feet, along the arc of a curve to the left (radius equals 1,909.86 feet and central angle equals 05 degrees 00' 00") 166.67 feet, North 05 degrees 10' 06" West 546.22 feet and along the arc of a curve to the left (radius equals 954.93 feet and central angle equals 09 degrees 09' 08") 152.54 feet, North 89 degrees 05' 03" West 42.65 feet to the point of beginning, with bearings based on "Minor Land Partition 15-90".

Subject to: A 20 foot wide irrigation easement, the centerline of which is more particularly described as follows:

Beginning at a point on the South line of the above described tract of land, from which the Southeast corner of said Tract of land bears North 89 degrees 25' 11" East 587.87 feet; thence North 31 degrees 11' 49" East 1,132.14 feet to a point on the East boundary line of the said tract of land.

AND

W1/2 NE1/4 and all that portion of the NW1/4 SE1/4 of Section 1, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center of the County Road running Easterly and Westerly through said tract as said County Road presently exists on the ground.

2600
AM

14003

Tax Account No: 3711-V0000-07301-000
 Tax Account No: 3811-V0100-00200-000
 Tax Account No: 3811-V0100-00200-000
 Tax Account No: 3811-V0100-00800-000

Key No: 871968
 Key No: 482784
 Key No: 643
 Key No: 482793

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$540,000.00**.

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.

Dated this 23 day of Feb, 2005

Agricultural Resources, A Limited Partnership

BY: Robert D. Murie
 Robert D. Murie, General Partner

STATE OF CALIFORNIA

COUNTY OF Santa Clara ^{SS.}

On February 23, 2005 before me, Ruth Tubbs personally appeared Robert D. Murie as General Partner for Agricultural Resources, A Limited Partnership personally known to me (or 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 executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Ruth Tubbs

