



After recording return to:
Adam K. Mikulski and Karen L.
Mikulski
21385 Adams Point Road
Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:
Adam K. Mikulski and Karen L. Mikulski
21385 Adams Point Road
Merrill, OR 97633

File No.: 7021-539197 (SAC)
Date: March 15, 2005

THIS SPACE RES

State of Oregon, County of Klamath
Recorded 03/24/2005 12:09 p m
Vol M05 Pg 19493-96
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 4

STATUTORY WARRANTY DEED

Hart Estate Investment Co., a California general partnership, Grantor, conveys and warrants to **Adam K. Mikulski and Karen L. Mikulski as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$250,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 23rd day of MARCH, 2005.

19494

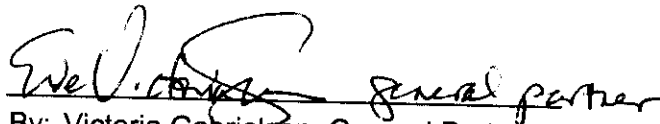
APN: 105380

Statutory Warranty Deed
- continued

File No.: 7021-539197 (SAC)
Date: 03/15/2005

Hart Estate Investment Co., a California
general partnership

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
By: Eric H. Gabrielsen, General Partner
XXXXXXXXXXXXXXXXXXXXXXXXXXXX


By: Victoria Gabrielsen, General Partner

STATE OF ~~Oregon~~ *CALIFORNIA*
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by ~~Eric H. Gabrielsen~~ as General Partner of Hart Estate Investment Co., a California general partnership,
on behalf of the . **VICTORIA GABRIELSEN**

Notary Public for Oregon
My commission expires:

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 in 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°05' East 3490.6 feet distant, and running thence South 89°14' East 1057.7 feet; thence South 2°09' East 356.6 feet; thence North 89°27' West 114.0 feet; thence South 0°36' West 210.8 feet; thence South 88°44' East 243.5 feet; thence South 3°45' East 30.6 feet; thence South 89°01' East 384.6 feet; thence South 15°45' East 134.1 feet; thence South 4°05 1/2' East 296.0 feet; thence South 8°55 1/2' West 239.1 feet; thence South 89°32' East 61.9 feet; thence South 3°15' East 37.1 feet; thence North 88°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°18' 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 of "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°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 electric wires; and also including ingress and egress over and across a tract of land situate in the SW1/4 of the NW1/4 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°27 1/2' West 3358.2 feet distant and running thence South 2°09' East along the said boundary line 30.0 feet; thence leaving said boundary line North 87°51' West 30.0 feet; thence North 2°09' West and parallel with said boundary line 30.0 feet; thence South 87°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 located on the premises last above described.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of MARIN

SS.

On 3/23/05

Date

before me,

Howard Salkin, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

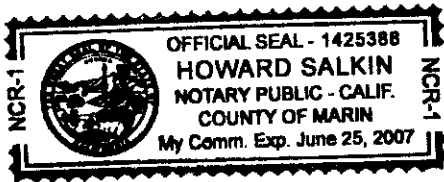
personally appeared

Victoria Gabrielsen

Name(s) of Signer(s)

☒ personally known to me

I 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.



WITNESS my hand and official seal.

Place Notary Seal Above

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: Statutory Warranty DeedDocument Date: 3/23/05Number of Pages: 3Signer(s) Other Than Named Above: Eric Gabrielsen

Capacity(ies) Claimed by Signer(s)

Signer's Name: Victoria Gabrielsen☐ 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

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