

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC 73799-KR

Sierra Cascade Nursery  
26220 Callahan Road  
Bonanza, OR 97623  
Grantor's Name and Address  
James M. Carroll  
P.O. Box 222202  
Carmel, CA 93922  
Grantee's Name and Address

M06-13368  
Klamath County, Oregon  
06/30/2006 11:50:28 AM  
Pages 3 Fee: \$31.00

After recording, return to (Name, Address, Zip):  
James M. Carroll  
P.O. Box 222202  
Carmel, CA 93922  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
NO CHANGE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Sierra Cascade Nursery, Inc., an assumed business <sup>Oregon</sup> name hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Swan Lake Ranch & James M. Carroll and Sharon L. Carroll, Trustees of the James\*\* hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:  
\*\*and Sharon Carroll Revocable Trust dated September 29, 1994

The intent of this Quitclaim Deed is to extinguish that lease recorded September 29, 2004 in Volume M04, page 65252, Microfilm Records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 <sup>lease</sup> ~~to extinguish~~ <sup>however, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration. <sup>(The same or better the symbol X if not applicable should be deleted. See ORS 93.030.)</sup></sup>

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

IN WITNESS WHEREOF, the grantor has executed this instrument on June 29, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Sierra Cascade Nursery, Inc., an assumed business name <sup>Oregon</sup>

(X) J. Randy Jertberg, Registrant  
(X) Laura M. Jertberg, Registrant

STATE OF OREGON, County of Klamath ss.

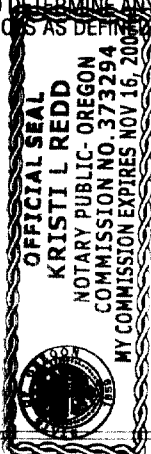
This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

This instrument was acknowledged before me on June 29, 2006 by J. Randy Jertberg, Registered Agent

of Sierra Cascade Nursery, Inc., an Oregon assumed business name

Notary Public for Oregon

My commission expires 11/16/2007



31.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

IN TOWNSHIP 37 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

Section 14: W1/2 SW1/4  
Section 15: NW1/4 NW1/4, S1/2 N1/2, NE1/4 SE1/4  
Section 23: W1/2 NE1/4, SE1/4 NE1/4, E1/2 SE1/4  
Section 24: SW1/4 SW1/4  
Section 25: W1/2, W1/2 SE1/4  
Section 26: E1/2 E1/2  
Section 35: NE1/4 NE1/4  
Section 36: All

Tax Account No:	3710-00000-02400-000	Key No:	380803
Tax Account No:	3710-00000-02600-000	Key No:	380821
Tax Account No:	3710-00000-02700-000	Key No:	380830
Tax Account No:	3710-00000-04600-000	Key No:	381036
Tax Account No:	3710-00000-04800-000	Key No:	381045
Tax Account No:	3710-00000-04900-000	Key No:	381063
Tax Account No:	3710-00000-05000-000	Key No:	381072
Tax Account No:	3710-00000-07300-000	Key No:	381349
Tax Account No:	3710-00000-07500-000	Key No:	381358

IN TOWNSHIP 38 SOUTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

Section 12: NE1/4, E1/2 NW1/4, NE1/4 SE1/4

Tax Account No:	3810-00000-03000-000	Key No:	454421
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IN TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

Section 6: Government Lots 4, 5, 6 and 7; SE1/4 NW1/4, E1/2 SW1/4, SW1/4 SE1/4  
Section 7: Government Lots 1, 2, 3 and 4; W1/2 E1/2, SE1/4 NE1/4, E1/2 W1/2, E1/2 SE 1/4, NE1/4 NE1/4  
Section 8: W1/2 SW1/4  
Section 17: W1/2  
Section 18: Government Lots 1 and 2; NE1/4, E1/2 NW1/4  
Section 20: SW1/4 NE1/4, NW1/4, N1/2 SW1/4, W1/2 SE1/4, SE1/4 SE1/4  
Section 21: S1/2 SW1/4, SW1/4 SE1/4

- Continued -

- Section 27: W1/2 SW1/4, SE1/4 SW1/4, EXCEPTING THEREFROM that portion of the SE1/4 SW1/4 conveyed to Oregon – California and Eastern Railway Company by deed recorded May 26, 1917 in Book 47 at page 592, Deed Records of Klamath County, Oregon. AND EXCEPTING from the SE1/4 SW1/4 that portion thereof lying Easterly of the Easterly line of the Oregon – California and Eastern Railway Company right of way.
- Section 28: N1/2, NE1/4 SW1/4, SE1/4
- Section 29: NE1/4, SE1/4 NW1/4, E1/2 SW1/4
- Section 32: NE1/4 NW1/4, EXCEPTING THEREFROM all that portion lying within the Klamath Falls – Lakeview Highway (Highway 140)

Tax Account No:	3811-V0000-01900-000	Key No:	483195
Tax Account No:	3811-V0000-02000-000	Key No:	483202
Tax Account No:	3811-V0000-02100-000	Key No:	483211
Tax Account No:	3811-V0000-02200-000	Key No:	483220
Tax Account No:	3811-V0000-02300-000	Key No:	483239
Tax Account No:	3811-V0000-02400-000	Key No:	483248
Tax Account No:	3811-V0000-02500-000	Key No:	483257
Tax Account No:	3811-V0000-03400-000	Key No:	483621
Tax Account No:	3811-V0000-03500-000	Key No:	483649
Tax Account No:	3811-V0000-04200-000	Key No:	483694
Tax Account No:	3811-V0000-04300-000	Key No:	483710
Tax Account No:	3811-V0000-04400-000	Key No:	483729
Tax Account No:	3811-V0000-04500-000	Key No:	483738
Tax Account No:	3811-V0000-04800-000	Key No:	483756
Tax Account No:	3811-V3200-00400-000	Key No:	483916
Tax Account No:	3811-V2700-01000-000	Key No:	484121