

After Recording Return to:

Amerititle
300 Klamath Ave.
Klamath Falls, OR 97601

Mail Tax Statements to:

Running Y, Inc.
P.O. Box 1329
Klamath Falls, OR 97601

2006-021946

Klamath County, Oregon



11/01/2006 12:19:44 PM

Fee: \$56.00

MTM04 KR

WARRANTY DEED

Richard Geary, as to an undivided 14/36th interest; Alice Geary Kilham, as to an undivided 2/36th interest; Edward Geary Kilham and Nancy Elizabeth Kilham, Successor Trustees, and Alice G. Kilham, as Individual Trustee, under the Edward A. Geary Trust dated September 26, 1974, as to an undivided 10/36th interest; Susan Geary Boehner (who took title as Susan Jane Geary), as to an undivided 5/36th interest; and John I. Yellott, Jr. and Dorothea G. Yellott or their successors in trust, as Trustees of the John and Dorothea Yellott Trust dated October 2, 2003, as to an undivided 5/36th interest, all as tenants in common, Grantors, convey and warrant to Running Y Ranch, Inc., Grantee, the real property located in Klamath County, Oregon, described on Exhibit A attached hereto and incorporated herein by this reference, free from encumbrances except the following:

1. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights; claims or title to water.
2. The real property has been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied. In addition thereto, a penalty may be levied if notice of disqualification is not timely given.
3. Terms, provisions, conditions and reservations contained in Deed
Dated: August 23, 1917
Recorded: August 30, 1917
Volume: 47, page 264, Deed Records of Klamath County, Oregon.
4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: October 1, 1925
Recorded: February 18, 1926
Volume: 69, page 298, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Electric transmission line.

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WARRANTY DEED

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56.00

5. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: March 14, 1952

Volume: 253, page 444, Deed Records of Klamath County, Oregon.

6. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: March 14, 1952

Volume: 253, page 447, Deed Records of Klamath County, Oregon.

7. An easement created by instrument, subject to the terms and provisions thereof,

Dated: December 27, 1954

Recorded: January 7, 1955

Volume: 271, page 415, Deed Records of Klamath County, Oregon

In favor of: The State of Oregon, by and through its State Highway Commission

For: Slopes.

8. An easement created by instrument, subject to the terms and provisions thereof,

Dated: December 27, 1954

Recorded: January 7, 1955

Volume: 271, page 419, Deed Records of Klamath County, Oregon

In favor of: The State of Oregon, by and through its State Highway Commission

For: Two strips of land, each 10 feet wide, lying adjacent to the Northeasterly and Southwesterly lines of State Highway No. 140 in the NW1/4 SW1/4 and in Government Lot 3 of Section 6, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

9. An easement created by instrument, subject to the terms and provisions thereof,

Dated: November 15, 1955

Recorded: May 28, 1956

Volume: 283, page 411, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: Electric transmission

10. An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 2, 1960

Recorded: September 30, 1960

Volume: 324, page 379, Deed Records of Klamath County, Oregon

In favor of: All owners of land in Wocus Drainage District

For: Roadway purposes.

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12. An easement created by instrument, subject to the terms and provisions thereof,
Dated: November 16, 1987
Recorded: September 19, 1988
Volume: M88, page 15465, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company, a corporation, its successors and assigns
For: Electric transmission line.
13. Agreement regarding Cinder Pit Operation, subject to the terms and provisions thereof;
Recorded: July 9, 1996
Volume: M96, page 20303, Microfilm Records of Klamath County, Oregon
By and Between: Jeld-Wen and Caledonia Ranch.

The true consideration paid for this conveyance includes other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DESCRIBED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 26th day of October, 2006.

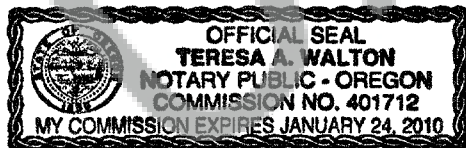
(X) *Richard Geary*
Richard Geary

ACKNOWLEDGMENT

* STATE OF Oregon

COUNTY OF Multnomah

This instrument was acknowledged before me this 26th day of October, 2006, by Richard Geary.



Teresa A. Walton
Notary Public for the State of Oregon
My Commission Expires Jan. 24, 2010

WARRANTY DEED

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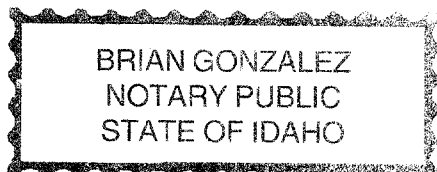
Susan Geary Bochner
Susan Geary Bochner

ACKNOWLEDGMENT

STATE OF IDAHO

* COUNTY OF Ada

This instrument was acknowledged before me this 27th day of October, 2006, by
Susan Geary Bochner.



Brian Gonzalez
Notary Public for the State of Idaho
My Commission Expires 11/10/2010

Unofficial Copy

WARRANTY DEED

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Alice Geary Kilham

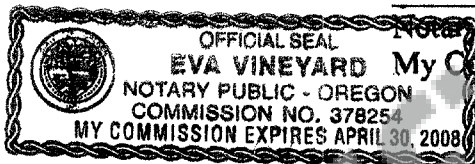
Alice Geary Kilham, individually and as co-trustee of the
Edward A. Geary Trust dated September 26, 1974

ACKNOWLEDGMENT

STATE OF OREGON

* COUNTY OF JACKSON

This instrument was acknowledged before me this 27th day of October, 2006, by
Alice Geary Kilham, individually and as Trustee of the Edward A. Geary Trust dated September
26, 1974.



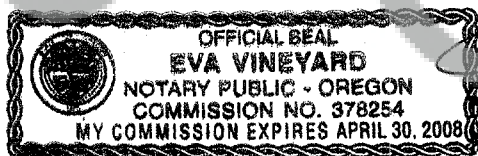
Nancy Elizabeth Kilham Co Trustee
Nancy Elizabeth Kilham as successor co-trustee of the
Edward A. Geary Trust dated September 26, 1974

ACKNOWLEDGMENT

STATE OF OREGON


* COUNTY OF JACKSON

This instrument was acknowledged before me this 27th day of October, 2006, by
Nancy Elizabeth Kilham, as co-trustee of the Edward A. Geary Trust dated September 26, 1974.



WARRANTY DEED


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Edward Geary Kilham as successor co-trustee of the
Edward A. Geary Trust dated September 26, 1974

ACKNOWLEDGMENT

m *x* ^{PROVINCE}
STATE OF BRITISH COLUMBIA
COUNTY OF CANAD

This instrument was acknowledged before me this 30 day of October, 2006, by
Edward Geary Kilham, as co-trustee of the Edward A. Geary Trust dated September 26, 1974.


Notary Public for the State of PROV. OF BRITISH COLUMBIA
My Commission Expires IS NON-EXPIRING

Flavio S. Crestani
Notary Public in and for British Columbia
4259 Hastings Street
Burnaby BC V5C 2J5
(604) 299-6251

WARRANTY DEED

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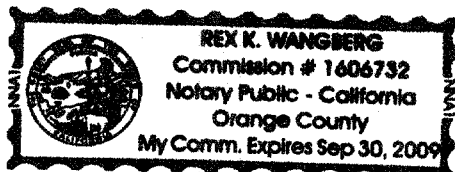
① John I. Yellott, Trustee
John I. Yellott as trustee of the John and Dorothea Yellott
Trust dated October 2, 2003

ACKNOWLEDGMENT

STATE OF CALIFORNIA

* COUNTY OF ORANGE

This instrument was acknowledged before me this 27TH day of October, 2006,
by John I. Yellott as trustee of the John and Dorothea Yellott Trust dated October 2, 2003.



Rex K. Wangberg - NOTARY PUBLIC
Notary Public for the State of California
My Commission Expires 9-30-09

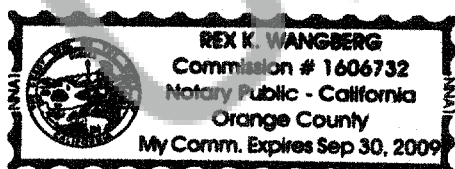
① Dorothea G. Yellott, Trustee
Dorothea G. Yellott as trustee of the John and Dorothea Yellott
Trust dated October 2, 2003

ACKNOWLEDGMENT

STATE OF CALIFORNIA

* COUNTY OF ORANGE

This instrument was acknowledged before me this 27TH day of October, 2006,
by Dorothea G. Yellott as trustee of the John and Dorothea Yellott Trust dated October 2, 2003.



Rex K. Wangberg - NOTARY PUBLIC
Notary Public for the State of California
My Commission Expires 9-30-09

EXHIBIT "A"

WARRANTY DEED

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EXHIBIT "A"

A tract of land situated in Sections 6 and 7, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly boundary of State Highway 140 West 658 feet North (610 feet on Klamath County Survey 4035) of the East-West centerline of said Section 7; thence following the Caledonia-Wocus division line South $88^{\circ} 04' 41''$ ^{West} to the Southerly boundary of said highway, which is the TRUE POINT OF BEGINNING, then continuing to follow the Caledonia-Wocus division line South $88^{\circ} 04' 41''$ West to a stone marked with a cross, mentioned as the "place of beginning" in Deed Vol. 47 page 331 of the Deed Records of Klamath County, Oregon, located at the Easterly end of the cross-dike between the Caledonia and Wocus tracts, which point is 2621 feet West of the section line common to Sections 7 and 8, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 24° East 100 feet; thence North 66° West 1050 feet, more or less, to the centerline of the Caledonia Canal in the SE1/4 of the NW1/4 of Section 7, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Northerly along the centerline of said Caledonia Canal to the intersection of said centerline with the Southerly boundary of State Highway 140 West; thence Southeasterly along the Southerly boundary of said highway to the ^{true} point of beginning.

Said tract is shown on the maps of the Assessor of Klamath County, Oregon, as Tax Lots:

That portion of 3808-00600-00100-000 Southerly of State Highway 140 W, that portion of 3808-00600-00300-000 lying Southerly of State Highway 140 W, that portion of 3808-00700-00100-000 lying Southerly of State Highway 140 W, and 3808-00700-00400-000.