

2008-010772

Klamath County, Oregon



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07/30/2008 08:49:16 AM

Fee: \$36.00

AFTER RECORDING MAIL TO:

John N. Kite
P.O. Box 154
Keno, OR 97627

SEND TAX STATEMENTS TO:

Kite Ranches, Inc.
Attn: John N. Kite
P.O. Box 154
Keno, OR 97627

Warranty Deed

KITE RANCHES, INC., a California corporation, now known, by corporate name change, as 3S CATTLE COMPANY, a California corporation, Grantor, conveys and warrants to KITE RANCHES, INC., a California corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

The above said property is conveyed subject to: Right of the public in and to any portion of the property lying within the limits of streets, roads or highways; easements and rights of way of record and those apparent on the land; conditions, covenants, reservations and restrictions of record; and real property taxes and assessments, including charges and potential real property taxes and interest which may result from the disqualification of the subject property from farm use or forest use property tax assessment.

This deed is made in furtherance of a corporate restructuring and no consideration stated in dollars has been paid for this conveyance.

SUBJECT TO THE FOLLOWING LAW:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated: July 11, 2008

3S CATTLE COMPANY

By Jane E. Trisdale
JANE E. TRISDALE, President

By Carol A. McKay
CAROL A. MCKAY, Secretary

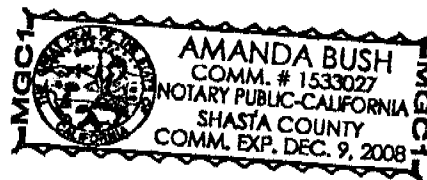
STATE OF CALIFORNIA)
COUNTY OF SHASTA) ss.

On July 11, 2008, before me, Amanda Bush, a Notary Public, personally appeared JANE E. TRISDALE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I declare under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amanda Bush
NOTARY PUBLIC



STATE OF CALIFORNIA)
COUNTY OF SHASTA) ss.

On July 11, 2008, before me, Amanda Bush, a Notary Public, personally appeared CAROL A. McKAY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I declare under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amanda Bush
NOTARY PUBLIC



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Government Lots 10, 11 and 12 and the NW1/4 of the SW1/4 of Section 5; All of Government Lot 8 except that portion conveyed to Lorena Brow and Ed Brow by deed recorded March 12, 1953 in Volume 259, page 456, Deed Records of Klamath County, Oregon and all of Government Lots 10 and 11 and the SE1/4 of the SE1/4 of Section 6; All of Government Lot 6 except 6.06 acres conveyed to William L. Cochran and Fred L. Cochran by deed recorded August 15, 1935 in Volume 100, page 629, Deed Records of Klamath County, Oregon, in Section 7, all in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

A tract of land in Sections 8, 9, 16 and 17 of Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon lying on the West side of the Klamath River, described as follows:

Beginning at the Section corner common to Sections 7, 8 17 and 18 of the aforesaid Township, Range and Meridian, which corner is in place as described the Surveyor General; thence South 89° 48' 27" East on a Solar bearing a distance of 1342.8 feet to a point marked with an iron pipe on the West boundary of Government Lots 2 and 11 of Section 8, the aforesaid point being the True Point of Beginning of the Survey for this description; thence North 0° 6' West along the aforesaid boundary a distance of 1324.5 feet to the Northwest corner of Government Lot 11, Section 8; thence North 89° 54' East along the North boundary, and boundary extended, of aforesaid Government Lot 11, a distance of 1347.0 feet; thence North 0° 01' West 3406.0 feet, more or less, to the mean water level, on the Westerly shore of the Klamath River; thence upstream along the mean shoreline (existing and identified as of September 21, 1960) as follows:

South 85° 23' East 398.9 feet; North 89° 28' East 298.3 feet; North 86° 52' East 379.5 feet; South 86° 52' East 376.7 feet; South 72° 36' East 135.9 feet; South 50° 16' East 127.3 feet; South 34° 27' East 196.7 feet; South 20° 20' East 256.2 feet; South 4° 56' East 719.7 feet; South 26° 10' East 483.6 feet; South 38° 59' East 250.0 feet; South 52° 53' East 2506.8 feet; South 6° 57' West 1784.0 feet; South 8° 18' East 313.9 feet; South 14° 43' East 395.2 feet; South 19° 53' East 390.4 feet; South 2° 31' West 264.0 feet; South 55° 49' East 129.7 feet; and South 7° 08' East 624.3 feet to the centerline of an existing irrigation canal; thence leaving the shoreline of the Klamath River and following along the centerline of aforesaid irrigation canal; North 65° 59' West 390.00 feet and North 58° 53' West 2707.5 feet; thence South 31° 07' West, at right angles to said canal, 848.4 feet; thence North 58° 53' West, parallel with said canal, 1108.8 feet; thence South 32° 31' West 308.2 feet; thence North 69° 33' West 829.5 feet; thence North 84° 48' West 546.0 feet, more or less, to the Easterly right of way boundary of the Secondary State Highway (Keno-Worden Highway); thence North 28° 53' West along said right of way boundary a distance of 705.1 feet to the 1/16th line; thence North 0° 06' West along said 1/16th line, a distance of 365.5 feet, more or less, to the true point of beginning.