

2008-013235

Klamath County, Oregon



THIS SPACE



00053673200800132350050051

09/23/2008 11:21:02 AM

Fee: \$41.00

After recording return to:
MCY III Trust dated July 11, 1996
21515 Roscoe Boulevard
Canoga Park, CA 91304-4145

Until a change is requested all tax statements
shall be sent to the following address:
MCY III Trust dated July 11, 1996
21515 Roscoe Boulevard
Canoga Park, CA 91304-4145

File No.: 7021-1253347 (DMC)
Date: July 16, 2008

STATUTORY WARRANTY DEED

Nelsons Juniper Ridge Ranch, LLC, a Nevada limited liability company, Grantor, conveys and warrants to **Martin C. Yacoubian, Jr. Trustee of the MCY III Trust dated July 11, 1996**, 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.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

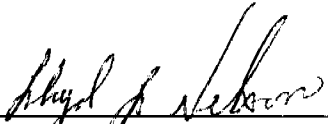
The true consideration for this conveyance is **\$4,000,000.00**. (Here comply with requirements of ORS 93.030)

F411-

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 22 day of September, 2008.

Nelsons Juniper Ridge Ranch, LLC, a Nevada
limited liability company


By: Lloyd L. Nelson, Registered Agent


By: Patricia A. Nelson, Registered Agent

STATE OF Oregon)
County of Washington) ss.

This instrument was acknowledged before me on this 22 day of September, 2008
by Lloyd L. Nelson and Patricia A. Nelson as Registered Agents of Nelsons Juniper Ridge Ranch, LLC, a
Nevada limited liability company, on behalf of the LLC.



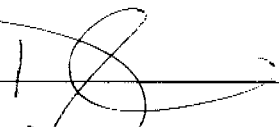

Notary Public for Oregon
My commission expires: 11/7/09

EXHIBIT A

LEGAL DESCRIPTION:

GOVERNMENT LOTS 15, 16, 17 AND 18 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED DATED JULY 02, 1912, RECORDED JULY 06, 1912 IN VOLUME 37 PAGE 416, DEED RECORDS OF KLAMATH COUNTY, OREGON.

THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

A PORTION OF GOVERNMENT LOTS 19 AND 20, SECTION 3; TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 19, SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH IS 505 FEET WEST, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 19 AND IN THE CENTER OF THE IRRIGATION DITCH WHICH INTERSECTS SAID SOUTH LINE OF SAID GOVERNMENT LOT 19; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 19 A DISTANCE OF 1492 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 19 TO THE CENTER OF IRRIGATION DITCH IN A NORTHEASTERLY AND SOUTHERLY DIRECTION TO THE POINT OF BEGINNING.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

THE EAST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND IN THE NORTHWEST QUARTER OF SECTION 11, BOTH IN TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE SOUTH 00° 07' 33" WEST ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 1320.29 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89° 05' 14" EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 886.53 FEET; THENCE NORTH 24° 55' 46" EAST 1089.42 FEET TO A POINT ON THE SOUTH LINE OF SCHAUPP ROAD; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID SCHAUPP ROAD, 1974.61 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00° 00' 30" WEST ON LAST SAID WEST LINE 1101.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 19 AND 20, AND NORTH HALF OF SOUTHWEST QUARTER IN SECTION 2, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, LESS PORTIONS DEEDED TO UNITED STATES OF AMERICA IN DEED 37 PAGE 628, AND IN DEED 38 PAGE 512, AND FURTHER EXCEPTING THAT PORTION DEEDED TO WOOD RIVER INVESTMENT CO., IN VOLUME 84 PAGE 216, DEED RECORDS OF KLAMATH COUNTY, OREGON.

LOTS 14 AND THE SOUTH HALF OF LOT 11, IN SECTION 2, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.

ALSO, A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 5, 12 AND 13 IN SECTION 2, AND GOVERNMENT LOTS 8 AND 9, IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 2 AND 3; THENCE NORTH 1365.49 FEET TO A HALF INCH PIPE DESCRIBED IN VOLUME 2 PAGE 183, KLAMATH COUNTY ROAD RECORDS; THENCE NORTH 1350.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 1367 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTHERLY, ALONG THE WESTERLY LINES OF SAID GOVERNMENT LOTS 8 AND 9, 1359.01 FEET TO A POINT IN THE CENTERLINE OF SCHAUPP ROAD; THENCE NORTH 89° 37' 20" EAST, 1360.07 FEET TO SAID HALF INCH PIPE; THENCE SOUTH 1365.49 FEET TO SAID NORTH 1/16 CORNER; THENCE SOUTH 89° 04' 32" EAST ALONG THE CENTERLINE OF BEDFIELD ROAD AS CONSTRUCTED, 1297.4 FEET, MORE OR LESS, TO THE EAST LINE OF GOVERNMENT LOT 13; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 13, 12 AND 5, 2736.50 FEET TO A POINT; THENCE WEST 1279.40 FEET TO THE TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING ANY PORTION IN VOLUME M77 PAGE 3655, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO, BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF AN OLD FARM ROAD TO THE COUNTY ROAD OR HIGHWAY, 2027 FEET TO AN IRON PIN; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID HIGHWAY 2300 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TO THE POINT OF BEGINNING.

APN: **R103710**

Statutory Warranty Deed
- continued

File No.: **7021-1253347 (DMC)**
Date: **07/16/2008**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER
AND RUNNING THENCE NORTH 360 FEET; THENCE WEST 800 FEET; THENCE SOUTH 350 FEET, MORE
OR LESS TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE
EASTERLY 800 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, AND THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 14, AND THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 40
SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.