



THIS IS

2012-003810

Klamath County, Oregon



00116569201200038100040043

04/11/2012 03:17:30 PM

Fee: \$52.00

After recording return to:

Juniper Ranch Estates LLC,

C/O Robert C. Mannheim, MGR PO Box 550

Agoura Hills, CA 91376-0550

Until a change is requested all tax statements shall be sent to the following address:

Juniper Ranch Estates LLC,

C/O Robert C. Mannheim, MGR PO Box 550

Agoura Hills, CA 91376-0550

Escrow No. MT93175-KR

Title No. 0093175

SWD r.020212

STATUTORY WARRANTY DEED

Yacoobian Ranch, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Juniper Ranch Estates LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is \$ 1.00

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28th day of March, 2012.

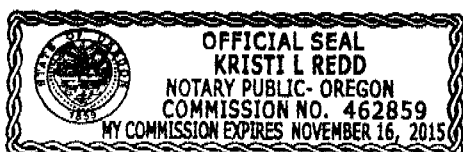
Yacoobian Ranch, LLC, an Oregon limited liability company

By:

Martin Yacoobian Jr., Trustee of the MCY III Trust, dated July 11, 1996, Manager of the Yacoobian Ranch, LLC, an Oregon limited liability company

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 28, 2012 by Martin Yacoobian Jr., Trustee of the MCY III Trust, dated July 11, 1996, Manager of the Yacoobian Ranch, LLC, an Oregon limited liability company.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

524m

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

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 2, 1912, recorded July 6, 1912 in Volume 37, page 416, Deed Records of Klamath County, Oregon.

The SW1/4 and the SE1/4 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; thence in a Northeasterly and Southerly direction to the point of beginning.

The NE1/4 of the SE1/4 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 of the NE1/4 and the NW1/4 of NE1/4 and the NE1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

NW1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A tract of land situated in the SW1/4 of Section 2 and in the NW1/4 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 NW corner of said Section 11; thence South 00°07'33" West on the West line of the NW1/4 of the NW1/4 of said Section 11, 1320.29 feet to the SW corner thereof; thence South 89°05'14" East on the South line of said NW1/4 of the NW1/4, 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 SW1/4 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 N1/2 of SW1/4 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, Deed Records of Klamath County, Oregon, and further EXCEPTING that portion deeded to Wood River Investment Co., in Volume 84, page 216, Deed Records of Klamath County, Oregon.

Government Lot 14 and the S1/2 of Government Lot 11, in Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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:

Legal Description Continued

Beginning at the North 1/16 corner common to said Section 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, Microfilm Records of Klamath County, Oregon.

ALSO, beginning at the NW corner of the SW1/4 of the SE1/4 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 NW1/4 of the SW1/4 of said Section 2; thence Easterly along the South line of the N1/2 of the SW1/4 of said Section 2, to the point of beginning.

A portion of the SW1/4 of the SE1/4 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 SW1/4 of SE1/4 and running thence North 360 feet; thence West 800 feet; thence South 350 feet, more or less to the South line of said SW1/4 of the SE1/4; thence Easterly 800 feet, more or less to the point of beginning.

The E1/2 of the SE1/4 of Section 10 and the W1/2 of the SW1/4 of Section 11, and the NW1/4 of the NW1/4 of Section 14 and the E1/2 of the E1/2 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Parcels 1, 2 and 3 of Land Partition 75-06 being situated in the N1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

That portion of Parcel 3 of Land Partition 24-02 lying within Section 2, Township 40 South, Range 11 East of the Willamette Meridian.

PARCEL 5:

Parcel 1 of Land Partition 24-02, being a portion of Section 11, Township 40 South, Range 11 East of the Willamette Meridian.

PARCEL 6:

The East 120 feet of the NE1/4 NW1/4 of Section 13, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the right of way of the Bonanza-Malin Highway.

Legal Description Continued

PARCEL 7:

Township 40 South, Range 11 East of the Willamette Meridian.

Section 13: The W1/2, EXCEPTING THEREFROM the East 120 feet of the NE1/4 NW1/4; also that portion of the SW1/4 NE1/4 and the W1/2 SE1/4 lying Westerly of new Poe Valley-Malin Highway.

Section 14: NE1/4 NE1/4; S1/2 NE1/4; SE1/4; S1/2 SW1/4.

Section 23: N1/2 NE1/4; N1/2 NE1/4 NW1/4, EXCEPTING THEREFROM that portion of the SW1/4 NW1/4 NE1/4 lying Southerly of the fence as it exists along the roadway through Section 23, as described by instrument recorded August 6, 1992 in Volume M92, page 17492, Microfilm Records of Klamath County, Oregon.

Section 24: N1/2 NW1/4; that portion of the NW1/4 NE1/4 and North 180 feet of SW1/4 NE1/4 lying West of the West line of Harpold County Road No. 1097.

PARCEL 8:

A parcel of land situate in the SW1/4 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 12; thence along the Section line a distance of 26 feet to an existing fence line; thence following said fence line in an Easterly direction approximately 1012 feet to its intersection with the Southerly line of Section 12; thence Westerly along said Section line to the point of beginning.

PARCEL 9:

A parcel of land situate in Section 23, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: That portion of the SE1/4 NE1/4 NW1/4 of said section which lies Northerly of the fence as it exists along the roadway.