

2016-002614

Klamath County, Oregon



00183615201600026140130130

03/10/2016 09:46:01 AM

Fee: \$122.00

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

BOUTIN JONES INC.
Attorneys at Law
555 Capitol Mall, Suite 1500
Sacramento, CA 95814
Attention: Andrea Bacchi, Esq.

MAIL TAX STATEMENTS TO:

Bruch Creek Co. – Attn: Chuck Bacchi
P.O. Box 479
Lotus, CA 95651

WARRANTY DEED

This Warranty Deed is being re-recorded at the request of BRUSH CREEK, CO., a California general partnership, to correct the Legal Description that was attached to the original Warranty Deed that was recorded December 2, 2014, as Document No. 2014-012480, Klamath County, Oregon. The corrected Legal Description is attached hereto as Exhibit A-1.

2014-012480

Klamath County, Oregon



00162201201400124800080087

12/02/2014 12:42:51 PM

Fee: \$77.00

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

BOUTIN JONES INC.
Attorneys at Law
555 Capitol Mall, Suite 1500
Sacramento, CA 95814
Attention: Andrea Bacchi, Esq.

MAIL TAX BILLS TO:

Brush Creek Co. - Attn: Chuck Bacchi
P.O. Box 479
Lotus, CA 95651

WARRANTY DEED

CHARLES W. BACCHI, a married man as his sole and separate property; NIKKI BACCHI BARI, a married woman as her sole and separate property; CHERI BACCHI LITTLE, a married woman as her sole and separate property; and HENRY F. BACCHI, who acquired title as a single man (collectively "Grantors"), do hereby convey to BRUSH CREEK CO., a California general partnership ("Grantee"), all of the Grantors' interest in that certain real property, situated in Klamath County, State of Oregon, described as follows:

For legal description, see Exhibit "A" attached hereto and incorporated herein by this reference.

Tax Parcel Numbers: R76964, R76955, R846188, R77491, R76991, R76973, R72646, R72664, and M36525

The property is free from encumbrances, except current taxes and other assessments, reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The true consideration for this transfer is \$1.00 (correction of title).

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.

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 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: 10/17/14

Charles W. Bacchi
CHARLES W. BACCHI

Henry F. Bacchi
HENRY F. BACCHI,

By: Charles W. Bacchi ATP
CHARLES BACCHI,
Attorney-in-Fact for Henry F. Bacchi

Nikki Bacchi Bari
NIKKI BACCHI BARI

Cheri Bacchi Little
CHERI BACCHI LITTLE

ACKNOWLEDGMENT

State of California

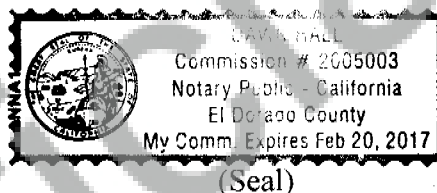
County of El Dorado

On 10-17-14 before me, Dawn Hall
Notary Public, personally appeared CHARLES W. BACCHI, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify 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.

Signature [Signature]



ACKNOWLEDGMENT

State of California

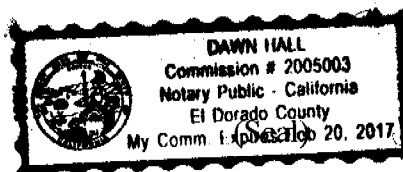
County of El Dorado

On 10-17-14 before me, Dawn Hall
Notary Public, personally appeared CHARLES BACCHI, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify 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.

Signature [Signature]



ACKNOWLEDGMENT

State of California)
County of El Dorado)

NIKKI BARI
Nikki Bari

On Oct. 17, '14 before me, Nikki Bari
Notary Public, personally appeared NIKKI BACCHI BARI, 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 certify 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.

Signature See below

(Seal)

State of California, County of El Dorado
On 10-17-14 before me, Dawn Hall, Notary Public;
Personally appeared NIKKI BARI
who proved to me on the basis of satisfactory evidence to be the person
whose name(s) are subscribed to the within instrument and acknowledged
to me that she executed the same in his or her authorized capacity(ies),
and that by his or her signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify 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.

Dawn Hall



ACKNOWLEDGMENT

State of California
County of El Dorado)

On Oct. 17, 2014 before me, Cheri Bacchi Little
Notary Public, personally appeared CHERI BACCHI LITTLE, 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 certify 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.

Signature See below

(Seal)

State of California, County of El Dorado

On 10-17-14 before me, Dawn Hall, Notary Public,

Personally appeared Cheri Bacchi Little

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify 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.

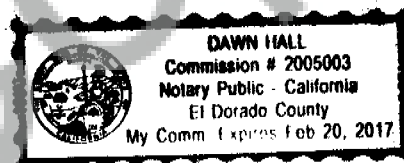


EXHIBIT A
LEGAL DESCRIPTION

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST SECTION LINE OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, AND THE CENTERLINE OF THE SEVEN MILE CANAL, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHWEST ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE TOWNSHIP LINE BETWEEN TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN AND TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH ALONG SAID TOWNSHIP TO THE NORTH LINE OF PARCEL 1 OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 02, 1961 IN VOLUME 331, PAGE 367, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE EAST 98 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF PROPERTY DESCRIBED IN DEED VOLUME 331, PAGE 367; THENCE SOUTH ALONG THE EAST LINE OF SAID DEED TO THE NORTH LINE OF PARCEL 2 OF THE PROPERTY DESCRIBED IN DEED RECORDED AUGUST 02, 1961 IN VOLUME 331, PAGE 367, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF PARCEL 2 OF SAID DEED TO ITS INTERSECTION WITH THE EAST LINE OF THE SECTION LINE COMMON TO SECTIONS 19 AND 30; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION LINE TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN THE DEED RECORDED JUNE 05, 1958 IN VOLUME 299, PAGE 646, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID DEED TO THE CENTER LINE OF THE DIXON MCQUISTON CANAL; THENCE NORTH ALONG THE CENTER OF SAID CANAL TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED MAY 17, 1956 VOLUME 283, PAGE 212, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID DEED TO THE EAST LINE OF SECTION 7; THENCE NORTH ALONG THE EAST LINE OF SECTIONS 7 AND 6 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, AND SAID SECTIONS 18 AND 19, AS MARKED BY A 1931 G.L.O. BRASS CAP MONUMENT; THENCE SOUTH 00° 23' 47" WEST ALONG THE WEST LINE OF SAID SECTION 19, 1557.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED VOLUME 331, PAGE 367 OF THE SAID KLAMATH COUNTY DEED RECORDS; THENCE EAST 98.00 FEET TO THE NORTHEAST CORNER OF SAID DEED VOLUME 331, PAGE 367 AND BEING THE CENTERLINE OF FOUR MILE CANAL; THENCE SOUTH 00° 04' 38" EAST ALONG THE EAST LINE OF SAID DEED VOLUME 331 PAGE 367, TO THE INTERSECTION OF THE CENTERLINES OF FOUR MILE CANAL AND AN EXISTING CANAL, SAID INTERSECTION BEING THE TRUE POINT OF THE BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 74° 27' 51" EAST ALONG THE CENTERLINE OF SAID CANAL, 3243.55 FEET, TO ITS INTERSECTION WITH THE CENTERLINE OF THE DIXON AND MCQUISTON CANAL; THENCE, ALONG THE CENTERLINE OF SAID DIXON AND MCQUISTON CENTER CANAL, NORTH 13° 18' 22" EAST 681.05 FEET, NORTH 23° 53' 22" WEST 156.11 FEET AND NORTH 00° 13' 57" WEST 16,175 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF THE SEVEN MILE CANAL, WITH BEARINGS BASED ON SURVEY NO. 3146, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR. THE REMAINING TRACT CONTAINING 1100 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SECTION 20 AND THE NORTH LINE OF PROPERTY DESCRIBED IN DEED VOLUME 331, PAGE 367, RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 88° 57' EAST ALONG SAID NORTH LINE A DISTANCE OF 4,700 FEET TO A POINT; THENCE NORTH A DISTANCE OF 200 FEET TO A POINT; THENCE WEST TO A POINT ON THE CENTERLINE OF A CANAL RUNNING SOUTHWESTERLY THROUGH SECTION 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF CANAL TO THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 2250 FEET, MORE OR LESS, ALONG SAID WEST LINE OF SECTION 20 TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND SITUATE IN SECTIONS 7 AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE DIXON AND MCQUISTON CENTER CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH THE SECTION CORNER AT THE SOUTHEASTERLY CORNER OF SECTION 1, TOWNSHIP 34 SOUTH OF THE RANGE 6 EAST WILLAMETTE MERIDIAN, AS ESTABLISHED BY NORMAN D. PRICE, U.S. CADASTRAL ENGINEER, BETWEEN OCTOBER 31, 1930 AND JUNE 22, 1931, BEARS NORTH 0° 04' WEST, ALONG SAID CENTER LINE OF THE CENTER CANAL 4246.0 FEET, TO A POINT IN THE CENTER LINE OF THE SEVEN MILE CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND SOUTH 56° 11' WEST 3923.8 FEET TO SAID CORNER, AND RUNNING FROM SAID POINT OF BEGINNING EAST 2006.0 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF THE SAID SECTION 7, 1796.6 FEET SOUTHERLY FROM THE CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 01' 1/2" WEST ALONG SAID SECTION LINE 3441.4 FEET, MORE OR LESS, TO THE SECTION CORNER COMMONS TO SECTION 7, 8, 17 AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18 1/2' WEST, ALONG THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF THE SAID SECTION 18, 37.6 FEET; THENCE WEST 200.3 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE SAID DIXON AND MCQUISTON CENTER CANAL; THENCE NORTH 0° 04' WEST, ALONG THE CANAL CENTER LINE 3479.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE CENTER LINE OF THE DIXON AND MCQUISTON CENTER CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH THE SECTION CORNER AT THE SOUTHEASTERLY CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, AS ESTABLISHED BY NORMAN D. PRICE, U.S. CADASTRAL ENGINEER, BETWEEN OCTOBER 31, 1930, AND JUNE 22 1931, BEARS NORTH 0° 04' WEST ALONG SAID CENTER LINE OF CENTER CANAL, 7755.0 FEET TO A POINT IN THE CENTER LINE OF THE SEVEN MILE CANAL AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND SOUTH 56° 11' WEST 3923.8 FEET TO A SAID CORNER, AND RUNNING FROM SAID POINT OF BEGINNING EAST 2000.3 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF SAID SECTION 18, 37.6 FEET SOUTHERLY FROM THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18 1/2' WEST ALONG THE SAID SECTION LINE 3504.5 FEET; THENCE WEST 1977.3 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE SAID DIXON AND MCQUISTON CENTER CANAL; THENCE NORTH 0° 04' WEST ALONG THE CANAL CENTER LINE 3504.4 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 20, 21, 22 AND 25 OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 71/2 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL ON A FENCE POST FROM WHICH THE NORTH 1/16 CORNER COMMON TO SAID SECTION 6 AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, BEARS SOUTH 35° 49' 22" WEST 516.81 FEET; THENCE SOUTH 00° 12' 47" WEST 287.54 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 01° 02' 38" EAST 120.71 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 02° 26' 25" WEST 287.52 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 18° 02' 14" EAST 1131.66 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 83° 43' 23" EAST 48.62 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 83° 31' 40" EAST 16.38 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 43° 54' 16" EAST 58.37 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 73° 09' 13" EAST 629.63 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 71° 53' 47" EAST, GENERALLY ALONG AN EXISTING FENCE 709.12 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEAST SIDE OF A FENCE CORNER; THENCE NORTH 31° EAST 75 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SEVEN MILE CANAL; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID SEVEN MILE CANAL TO A POINT THAT BEARS NORTH 00° 12' 47" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00° 12' 47" WEST 195 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 6:

THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LESS 0.56 ACRE ROAD, AND LESS THE WESTERLY PORTION AS DESCRIBED IN DEED VOLUME M71 PAGE 3664, DEED RECORDS OF KLAMATH COUNTY, OREGON. ALSO LOTS 1, 2, 3, 8 AND 9, LESS THAT PORTION OF LOTS 2 AND 3 LYING WEST OF THE CENTERLINE OF THE CHANNEL OF SEVEN MILE CREEK, ALL IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. ALSO, ALL THAT PORTION OF LOTS 7 AND 10 OF SAID SECTION 1, LYING EAST OF SAID SEVEN MILE CREEK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID LOT 7, 17.40 CHAINS, MORE OR LESS, TO THE CENTERLINE OF SAID SEVEN MILE CREEK; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID SEVEN MILE CREEK AS FOLLOWS; SOUTH 34° 35' EAST, 1.50 CHAINS; SOUTH 15°58' WEST, 4.60 CHAINS; SOUTH 34°39' EAST 4.48 CHAINS; SOUTH 22°46' WEST 4.60 CHAINS; SOUTH 28°01' EAST 6.51 CHAINS; SOUTH 03°33' WEST 3.00 CHAINS; SOUTH 27°48' EAST 3.26 CHAINS; SOUTH 45°10' EAST 5.77 CHAINS; SOUTH 58°30' EAST 5.80 CHAINS; SOUTH 29°02'30" EAST 4.04 CHAINS; NORTH 61°10' EAST 1.70 CHAINS TO THE EAST LINE OF SAID LOT 10; THENCE NORTH 00°07' EAST ALONG THE EAST LINE OF SAID LOTS 10 AND 7, 35.08 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCLUDING AND EXCEPTING THEREFROM

BEGINNING AT A 1/2 INCH IRON PIN ON THE EAST LINE OF SAID SECTION 1 FROM WHICH THE NORTHEAST CLOSING CORNER OF SAID SECTION 1, AS MARKED BY A 1931 G.L.O. BRASS CAP MONUMENT, BEARS NORTH 00°03'52" WEST 329.90 FEET; THENCE SOUTH 88°21'24" WEST 108.64 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 00°21'23" EAST 127.40 FEET TO A 1/2 INCH IRON PIN ON THE NORTHERLY EDGE OF AN EXISTING FENCE; THENCE NORTH 86°02'20" EAST ALONG SAID NORTHERLY EDGE OF FENCE, 19.96 FEET TO A 1/2 INCH IRON PIN BY THE WEST WALL OF AN EXISTING BARN; THENCE SOUTH 00°20'19" EAST 61.99 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHERLY EDGE OF AN EXISTING FENCE; THENCE SOUTH 88°46'32" EAST ALONG SAID SOUTHERLY EDGE OF FENCE 44.40 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 01°58'20" EAST 11.63 FEET TO A 1/2 INCH IRON PIN ON THE NORTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 63°46'09" WEST 158.62 FEET TO A 1/2 INCH IRON PIN ON THE NORTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 01°03'26" WEST 1102.62 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 89°08'38" EAST 206.94 FEET TO A 1/2 INCH IRON PIN IN AN EXISTING FENCE LINE AND BEING ON THE EAST LINE OF SAID SECTION 1; THENCE NORTH 00°03'52" WEST 1379.33 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R76964 and R76955 and R846188 and R77491 and R76991 and R76973 and R72646 and R72664 and M36525

EXHIBIT A-1
LEGAL DESCRIPTION

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST SECTION LINE OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, AND THE CENTERLINE OF THE SEVEN MILE CANAL, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHWEST ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE TOWNSHIP LINE BETWEEN TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN AND TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH ALONG SAID TOWNSHIP TO THE NORTH LINE OF PARCEL 1 OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 02, 1961 IN VOLUME 331, PAGE 367, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE EAST 98 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF PROPERTY DESCRIBED IN DEED VOLUME 331, PAGE 367; THENCE SOUTH ALONG THE EAST LINE OF SAID DEED TO THE NORTH LINE OF PARCEL 2 OF THE PROPERTY DESCRIBED IN DEED RECORDED AUGUST 02, 1961 IN VOLUME 331, PAGE 367, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF PARCEL 2 OF SAID DEED TO ITS INTERSECTION WITH THE EAST LINE OF THE SECTION LINE COMMON TO SECTIONS 19 AND 30; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION LINE TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN THE DEED RECORDED JUNE 05, 1958 IN VOLUME 299, PAGE 646, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID DEED TO THE CENTER LINE OF THE DIXON MCQUISTON CANAL; THENCE NORTH ALONG THE CENTER OF SAID CANAL TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED MAY 17, 1956 VOLUME 283, PAGE 212, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID DEED TO THE EAST LINE OF SECTION 7; THENCE NORTH ALONG THE EAST LINE OF SECTIONS 7 AND 6 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, AND SAID SECTIONS 18 AND 19, AS MARKED BY A 1931 G.L.O. BRASS CAP MONUMENT; THENCE SOUTH 00° 23' 47" WEST ALONG THE WEST LINE OF SAID SECTION 19, 1557.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED VOLUME 331, PAGE 367 OF THE SAID KLAMATH COUNTY DEED RECORDS; THENCE EAST 98.00 FEET TO THE NORTHEAST CORNER OF SAID DEED VOLUME 331, PAGE 367 AND BEING THE CENTERLINE OF FOUR MILE CANAL; THENCE SOUTH 00° 04' 38" EAST ALONG THE EAST LINE OF SAID DEED VOLUME 331 PAGE 367, TO THE INTERSECTION OF THE CENTERLINES OF FOUR MILE CANAL AND AN EXISTING CANAL, SAID INTERSECTION BEING THE TRUE POINT OF THE BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 74° 27' 51" EAST ALONG THE CENTERLINE OF SAID CANAL, 3243.55 FEET, TO ITS INTERSECTION WITH THE CENTERLINE OF THE DIXON AND MCQUISTON CANAL; THENCE, ALONG THE CENTERLINE OF SAID DIXON AND MCQUISTON CENTER CANAL, NORTH 13° 18' 22" EAST 681.05 FEET, NORTH 23° 53' 22" WEST 156.11 FEET AND NORTH 00° 13' 57" WEST 16,175 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF THE SEVEN MILE CANAL, WITH BEARINGS BASED ON SURVEY NO. 3146, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR. THE REMAINING TRACT CONTAINING 1100 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SECTION 20 AND THE NORTH LINE OF PROPERTY DESCRIBED IN DEED VOLUME 331, PAGE 367, RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 88° 57' EAST ALONG SAID NORTH LINE A DISTANCE OF 4,700 FEET TO A POINT; THENCE NORTH A DISTANCE OF 200 FEET TO A POINT; THENCE WEST TO A POINT ON THE CENTERLINE OF A CANAL RUNNING SOUTHWESTERLY THROUGH SECTION 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF CANAL TO THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 2250 FEET, MORE OR LESS, ALONG SAID WEST LINE OF SECTION 20 TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND SITUATE IN SECTIONS 7 AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE DIXON AND MCQUISTON CENTER CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH THE SECTION CORNER AT THE SOUTHEASTERLY CORNER OF SECTION 1, TOWNSHIP 34 SOUTH OF THE RANGE 6 EAST WILLAMETTE MERIDIAN, AS ESTABLISHED BY NORMAN D. PRICE, U.S. CADASTRAL ENGINEER, BETWEEN OCTOBER 31, 1930 AND JUNE 22, 1931, BEARS NORTH 0° 04' WEST, ALONG SAID CENTER LINE OF THE CENTER CANAL 4246.0 FEET, TO A POINT IN THE CENTER LINE OF THE SEVEN MILE CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND SOUTH 56° 11' WEST 3923.8 FEET TO SAID CORNER, AND RUNNING FROM SAID POINT OF BEGINNING EAST 2006.0 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF THE SAID SECTION 7, 1796.6 FEET SOUTHERLY FROM THE CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 01' 1/2" WEST ALONG SAID SECTION LINE 3441.4 FEET, MORE OR LESS, TO THE SECTION CORNER COMMONS TO SECTION 7, 8, 17 AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18 1/2' WEST, ALONG THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF THE SAID SECTION 18, 37.6 FEET; THENCE WEST 2000.3 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE SAID DIXON AND MCQUISTON CENTER CANAL; THENCE NORTH 0° 04' WEST, ALONG THE CANAL CENTER LINE 3479.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE CENTER LINE OF THE DIXON AND MCQUISTON CENTER CANAL, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH THE SECTION CORNER AT THE SOUTHEASTERLY CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, AS ESTABLISHED BY NORMAN D. PRICE, U.S. CADASTRAL ENGINEER, BETWEEN OCTOBER 31, 1930, AND JUNE 22 1931, BEARS NORTH 0° 04' WEST ALONG SAID CENTER LINE OF CENTER CANAL, 7755.0 FEET TO A POINT IN THE CENTER LINE OF THE SEVEN MILE CANAL AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND SOUTH 56° 11' WEST 3923.8 FEET TO A SAID CORNER, AND RUNNING FROM SAID POINT OF BEGINNING EAST 2000.3 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE MARKING THE EASTERLY BOUNDARY OF SAID SECTION 18, 37.6 FEET SOUTHERLY FROM THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, AND 18, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18 1/2' WEST ALONG THE SAID SECTION LINE 3504.5 FEET; THENCE WEST 1977.3 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE

SAID DIXON AND MCQUISTON CENTER CANAL; THENCE NORTH 0° 04' WEST ALONG THE CANAL CENTER LINE 3504.4 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 20, 21, 22 AND 25 OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL ON A FENCE POST FROM WHICH THE NORTH 1/16 CORNER COMMON TO SAID SECTION 6 AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, BEARS SOUTH 35° 49' 22" WEST 516.81 FEET; THENCE SOUTH 00° 12' 47" WEST 287.54 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 01° 02' 38" EAST 120.71 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 02° 26' 25" WEST 287.52 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 18° 02' 14" EAST 1131.66 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 83° 43' 23" EAST 48.62 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 83° 31' 40" EAST 16.38 FEET TO A PK NAIL ON A FENCE POST; THENCE SOUTH 43° 54' 16" EAST 58.37 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 73° 09' 13" EAST 629.63 FEET TO A PK NAIL ON A FENCE POST; THENCE NORTH 71° 53' 47" EAST, GENERALLY ALONG AN EXISTING FENCE 709.12 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEAST SIDE OF A FENCE CORNER; THENCE NORTH 31° EAST 75 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SEVEN MILE CANAL; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID SEVEN MILE CANAL TO A POINT THAT BEARS NORTH 00° 12' 47" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00° 12' 47" WEST 195 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 6:

ALL THAT PROPERTY IN SECTIONS 29 AND 30, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, LYING NORTH OF THE FOLLOWING-DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOUR MILE CANAL AND A LINE 8.0 FEET NORTH OF THE NORTHERLY BANK OF AN EAST-WEST CANAL FROM WHICH A 1 INCH IRON PIPE WITH A 2 INCH BRONZE CAP (SET BY M.D. PRICE IN 1931) MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25 AND 30, TOWNSHIP 35 SOUTH, RANGE 6 AND 7 1/2 EAST WILLAMETTE MERIDIAN, BEARS NORTH 31° 35' 07" WEST - 245.82 FEET, MORE OR LESS; THENCE EASTERLY ALONG A LINE 8.0 FEET NORTH OF THE NORTHERLY BANK OF SAID EAST-WEST CANAL THROUGH SECTIONS 29 AND 30 TO THE EASTERLY BOUNDARY OF "PARCEL 2" DESCRIBED IN VOLUME 242, PAGE 532 OF THE KLAMATH COUNTY DEED RECORDS.

THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LESS 0.56 ACRE ROAD, AND LESS THE WESTERLY PORTION AS DESCRIBED IN DEED VOLUME M71 PAGE 3664, DEED RECORDS OF KLAMATH COUNTY, OREGON. ALSO LOTS 1, 2, 3, 8 AND 9, LESS THAT PORTION OF LOTS 2 AND 3 LYING WEST OF THE CENTERLINE OF THE CHANNEL OF SEVEN MILE CREEK, ALL IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. ALSO, ALL THAT PORTION OF LOTS 7 AND 10 OF SAID SECTION 1, LYING EAST OF SAID SEVEN MILE CREEK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID LOT 7, 17.40 CHAINS, MORE OR LESS, TO THE CENTERLINE OF SAID SEVEN MILE CREEK; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID SEVEN MILE CREEK AS FOLLOWS; SOUTH 34° 35' EAST, 1.50 CHAINS; SOUTH 15° 58' WEST, 4.60 CHAINS; SOUTH 34° 39' EAST 4.48 CHAINS; SOUTH 22° 46' WEST 4.60 CHAINS; SOUTH 28° 01' EAST 6.51 CHAINS; SOUTH 03° 33' WEST 3.00 CHAINS; SOUTH 27° 48' EAST 3.26 CHAINS; SOUTH 45° 10' EAST 5.77 CHAINS; SOUTH 58° 30' EAST 5.80 CHAINS; SOUTH 29° 02' 30" EAST 4.04 CHAINS; NORTH 61° 10' EAST 1.70 CHAINS TO THE EAST LINE OF SAID LOT 10; THENCE NORTH 00° 07' EAST ALONG THE EAST LINE OF SAID LOTS 10 AND 7, 35.08 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCLUDING AND EXCEPTING THEREFROM

BEGINNING AT A 1/2 INCH IRON PIN ON THE EAST LINE OF SAID SECTION 1 FROM WHICH THE NORTHEAST CLOSING CORNER OF SAID SECTION 1, AS MARKED BY A 1931 G.L.O. BRASS CAP MONUMENT, BEARS NORTH 00°03'52" WEST 329.90 FEET; THENCE SOUTH 88°21'24" WEST 108.64 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 00°21'23" EAST 127.40 FEET TO A 1/2 INCH IRON PIN ON THE NORTHERLY EDGE OF AN EXISTING FENCE; THENCE NORTH 86°02'20" EAST ALONG SAID NORTHERLY EDGE OF FENCE, 19.96 FEET TO A 1/2 INCH IRON PIN BY THE WEST WALL OF AN EXISTING BARN; THENCE SOUTH 00°20'19" EAST 61.99 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHERLY EDGE OF AN EXISTING FENCE; THENCE SOUTH 88°46'32" EAST ALONG SAID SOUTHERLY EDGE OF FENCE 44.40 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 01°58'20" EAST 11.63 FEET TO A 1/2 INCH IRON PIN ON THE NORTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 63°46'09" WEST 158.62 FEET TO A 1/2 INCH IRON PIN ON THE NORTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 01°03'26" WEST 1102.62 FEET TO A 1/2 INCH IRON PIN ON THE SOUTHWEST SIDE OF AN EXISTING FENCE CORNER; THENCE SOUTH 89°08'38" EAST 206.94 FEET TO A 1/2 INCH IRON PIN IN AN EXISTING FENCE LINE AND BEING ON THE EAST LINE OF SAID SECTION 1; THENCE NORTH 00°03'52" WEST 1379.33 FEET TO THE POINT OF BEGINNING.

Tax Parcel Numbers: R76955, R76964, R76973, R76991, R77491, R738982, R846188, R72646, R72664, M36525

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