



KLAMATH COUNTY TITLE COMPANY

K-42364

STATUTORY WARRANTY DEED
 (Individual or Corporation)

BILLEE SCHRIEBER, GENE R. BYRNES, JAMES RAY BYRNES TRUST, GENE A.
SCHRIEBER, MICHELLE R. GRATZ, JAMES M. BYRNES AND SHANNON G. BYRNES Grantor,
conveys and warrants to KLAMATH PACIFIC CORPORATION
 _____, Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

 Subject to reservations and restrictions of record, rights of way, and
 easements of record and those apparent upon the land, contracts and/or
 liens for irrigation and/or drainage.

 The true consideration for this conveyance is \$ 400,000.00 (Here comply with the requirements of ORS 93.030*).

 THIS INSTRUMENT WILL 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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 VERIFY APPROVED USES.

 DATED this 13th day of July 19 90. If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

STATE OF OREGON, County of _____)ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

 Notary Public for Oregon
 My commission expires:

After recording return to:

 Klamath Pacific Corporation
 2918 Edison Ave.
 Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

Same As Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

 Notary Public for Oregon
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

Birlee Schrieber
 BILLEE SCHRIEBER
 James Ray Byrnes Trust
 by Gene R. Byrnes, Trustee
 JAMES RAY BYRNES TRUST

Michelle R. Gratz
 MICHELLE R. GRATZ
 Shannon G. Byrnes
 by Gene R. Byrnes POA
 SHANNON G. BYRNES

Gene R. Byrnes
 GENE R. BYRNES
Birlee Schrieber
 by Birlee Schrieber POA
 GENE A. SCHRIEBER
James M. Byrnes
 by Gene R. Byrnes POA
 JAMES M. BYRNES

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 13th day of July, 19 90 personally appeared
Birlee Schrieber
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Gene R. Schrieber and
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Debra Bullock
 (Signature)

Commission Expires 12-19-92

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 13th day of June, 19 90 personally appeared
Gene R. Byrnes
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for James Ray Byrnes
Trust, Shannon G. Byrnes and James M. Byrnes and
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Debra Bullock
 (Signature)

Commission Expires 12-19-92

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 13th day of July, 1990,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Billee Schrieber and Gene R. Byrnes

known to me to be the identical individuals described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Debra Buckingham

Notary Public for Oregon.

My Commission expires 12-19-92

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 17th day of July, 1990,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Michelle R. Gratz

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Debra Buckingham

Notary Public for Oregon.

My Commission expires 12-19-92

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18 Township 38 S., R. 9 E.W.M., together with the right of ingress and egress to and from the land hereby conveyed, over and upon the road presently located upon the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M., EXCEPTING therefrom that portion reserved to W.D. Miller Construction Company by deed dated October 14, 1958, recorded October 21, 1958, in Volume 305 page 166 Deed Records of Klamath County, Oregon.

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M.

A tract of land situated in Lot 1, Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at the northeast corner of said Lot 1; thence North 89° 25' West along the north line of said Lot 1 to the northerly right of way line of The Dalles-California Highway; thence southeasterly along said right of way line to the east line of said Lot 1; thence North 0° 22' East along the east line of said Lot 1 to the point of beginning.

SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M., LESS area occupied by Highway as described in Book 95 page 181, Deed Records of Klamath County, Oregon containing 0.145 acres, more or less; and EXCEPTING THEREFROM a parcel of land in the southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, lying south of a line drawn parallel to and 347.77 feet Northeasterly at right angles from the centerline of the paved surface of Highway 97 as now constructed.

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, said parcel lying between the northeasterly right of way line of The Dalles-California Highway and a line parallel to and 347.77 feet distant northeasterly from the centerline of the The Dalles-California Highway, said parcel being more particularly described as follows: Beginning at a point on the south line of Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, said point also lying on the northeasterly right of way line of The Dalles-California Highway; thence northwesterly along the northeasterly right of way line of The Dalles-California Highway to a 1 $\frac{1}{2}$ " pipe on the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, said 1 $\frac{1}{2}$ " pipe being 1068.93 feet south of the northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18; thence north along the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18 to a point which lies 347.77 feet northeasterly, when measured at right angles, from the center line of The Dalles-California Highway; thence southeasterly parallel to and 347.77 feet distant from the center line of The Dalles-California Highway to a point on the South line of said Section 18; thence west along the south line of said Section 18 to the point of beginning.

SAVING AND EXCEPTING THE FOLLOWING PARCEL 1 AND 2

PARCEL 1 - Fee

A parcel of land lying in Lot 1 of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that property lying between lines at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Stations 69+00.47 and 71+57.36 and included in a strip of land variable in width, lying on the Northeasterly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 62+23.90, said station being 13.30 feet North and 1274.98 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East, W.M.; thence on a 5729.58 foot radius curve left (the long chord of which bears North 44° 51' 15" West 1320.17 feet) 1323.11 feet; thence North 51° 28' 11" West 952.99 feet to Engineer's center line Station 85+00.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northeasterly Side of Center Line
69+00.47		70+50.44	119.94 in a straight line to 100.01
70+50.44		71+57.36	100.01 in a straight line to 75.04

Bearings are based upon the Oregon Co-ordinate System of 1927, South zone.

The parcel of land to which this description applies contains 2,832 square feet, more or less, outside of the existing right of way.

PARCEL 2 - Fee

A parcel of land lying in Lot 1 and in the SE¼SE¼ of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said subdivisions lying Northeasterly of the existing The Dalles-California Highway and included in a strip of land 100 feet in width, 50 feet on each side of the center line of West Campus Drive which center line is described as follows:

Beginning at Engineer's center line Station 1+25.36, said station being 169.20 feet North and 1402.72 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East, W.M.; thence North 51° 02' 50" East 262.45 feet; thence on a 1041.74 foot radius curve right (the long chord of which bears North 72° 35' 51.5" East 765.30 feet) 783.65 feet; thence on a spiral curve right (the long chord of which bears South 81° 21' 06" East 149.84 feet) 150.01 feet; thence on an 818.51 foot radius curve right (the long chord of which bears South 47° 14' 59.5" East 799.29 feet) 835.04 feet; thence South 18° 01' 25" East 413 feet; thence on a 1206.23 foot radius curve left (the long chord of which South 53° 36' 26.5" East 1403.79 feet) 1498.26 feet to Engineer's center line Station 40+67.77.

Bearings are based on the Plat of TRACT 1174 - COLLEGE INDUSTRIAL PARK, Klamath County, Oregon, dated September 14, 1979.

The parcel of land to which this description applies contains 3.27 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 18 day of July A.D., 1990 at 10:01 o'clock A M., and duly recorded in Vol. M90, of deeds on Page 14221.

FEE 48.00

Evelyn Blehn County Clerk
By Deborah A. Hetch