

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

SUB ATTACHED LEGAL DESCRIPTION OF TRACT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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 fee title to the property should check with the appropriate city or county planning department to verify approved uses."

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 73,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 73,000.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 73,000.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 73,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this April day of 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

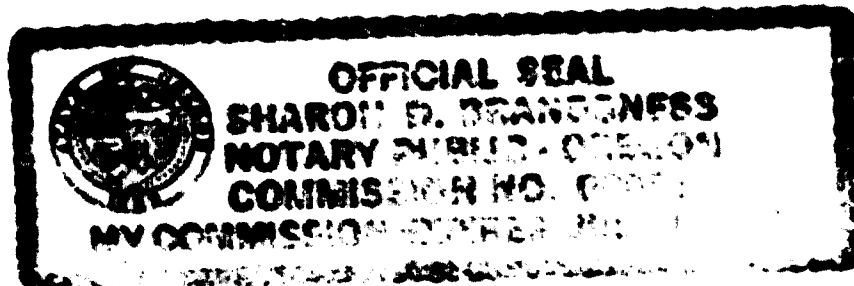
SHASTA CASCADE FACTOR, INC., an Oregon
X by Drew Honzel /corporation
DREW HONZEL, President

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this April day of 19 94, by DREW HONZEL, president, ~~XXXX~~

~~XXXX~~ of SHASTA CASCADE FACTOR, INC., a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)

SHASTA CASCADE FACTOR, INC.

GRANTOR'S NAME AND ADDRESS

ROGUE VALLEY MANOR
1200 Mira Map
Medford, OR 97504

GRANTEE'S NAME AND ADDRESS

After recording return to:
ROGUE VALLEY MANOR
1200 Mira Map
Medford, OR 97504

NAME, ADDRESS, ZIP

Send a change in request of an instrument shall be sent to the following address:

ROGUE VALLEY MANOR
1200 Mira Map
Medford, OR 97504

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

#32609

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Blocks 8 and 9, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Boulevard; thence South 89 degrees 16' East along the Northerly line of Eldorado Boulevard 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 40 degree 41' 15" curve to the right and having a radius of 756.26 feet; thence along the arc of said curve Southeasterly, and along the Northerly line of Eldorado Boulevard, 537.0 feet to an iron pipe marking the most Southerly corner of Lot 19, Block 8, Eldorado Heights, now vacated; thence leaving the Northerly line of Eldorado Boulevard North 41 degrees 26' 44" East 110.0 feet to a point of a curve which is parallel to, concentric and 110 feet distant radially from the Northerly right of way line of Eldorado Boulevard; thence Northwesterly along the last mentioned curve an arc distance of 451.05 feet, more or less, to an iron pin on the Westerly line of said Block 8, now vacated; thence North 73 degrees 53' 30" West 60.85 feet to an iron pin marking the Northeasterly corner of Lot 14, Block 9, now vacated; thence North 89 degrees 47' 30" West 341.05 feet to an iron pin on the Easterly line of Daggett Street; thence South 0 degrees 50' 15" West along said Easterly line 110.0 feet to the point of beginning.

EXCEPTING THEREFROM parcel conveyed to the City of Klamath Falls by deed recorded March 27, 1969, in Volume M69, page 2228, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in Block 8 of Eldorado Heights Addition (vacated August 6, 1956) to the City of Klamath Falls, Oregon in the NW1/4 of the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel being described as follows:

Beginning at a 3/4" iron pipe marking the intersection of the Easterly right of way line of Daggett Street and the Northerly right of way line of Eldorado Boulevard; thence South 89 degrees 16' 00" East, a distance of 233.75 feet along the Northerly right of way of Eldorado Boulevard to a 3/4" iron pipe marking the beginning of a 7 degree 34' 37" degree curve to the right and having a radius of 756.26 feet; thence continuing along said right of way line and said curve an arc distance of 193.07 feet to the true point of beginning; thence continuing along said right of way and said curve an arc distance of 62.77 feet; thence leaving said right of way line North 00 degrees 47' 00" East, a distance of 115.69 feet to a point on a curve, which is parallel, concentric and 110.0 feet distant radially from the Northerly right of way line of Eldorado Boulevard; thence Northwesterly along last said curve and an arc distance of 62.06 feet; thence South 00 degrees 47' 00" West 113.17 feet to the true point of beginning.

ALSO EXCEPTING parcel of land situated in the NW1/4 SE1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 8, Eldorado Heights Addition to the City of Klamath Falls, Oregon, and more particularly described as follows:

-continued-

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Boulevard; thence South 89 degrees 16' East along the Northerly line of Eldorado Boulevard 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 19 degree 23' 05" curve to the right and having a radius of 756.26 feet; thence along the arc of said curve 255.84 feet to the Southeasterly corner of parcel conveyed to the City of Klamath Falls by deed recorded March 27, 1969, in Volume M69, page 2228, and the true point of beginning of this description thence continuing along the Northerly line of Eldorado Boulevard and along the arc of a 10 degree 45' 30" curve to the right having a radius of 756.26 feet, 142.0 feet to a point; thence leaving said Northerly line North 30 degrees 21' 05" East 110.0 feet to a point on a curve which is parallel to, concentric and 110.0 feet distant radially from the Northerly right of way line of Eldorado Boulevard; thence Northwesterly along the last-mentioned curve an arc distance of 200.97 feet to the Northeasterly corner of said parcel conveyed to the City of Klamath Falls, thence South 0 degrees 47' West along the Easterly line of said parcel 115.69 feet to the true point of beginning.

ALSO EXCEPTING a tract of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Block 8, Eldorado Heights, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Boulevard; thence South 89 degrees 16' East along the Northerly line of Eldorado Boulevard a distance of 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 30 degree 08' 35" curve to the right, having a radius of 756.26 feet; thence along the arc of said curve Southeasterly, and along the Northerly line of Eldorado Boulevard, a distance of 397.84 feet to an iron pin marking the Southeasterly corner of parcel conveyed by Harry R. Waggoner to P. H. Leeling, et al, by deed recorded June 14, 1977 in Volume M77, page 10392, Microfilm Records of Klamath County, Oregon, and the true point of beginning of this description; thence continuing along the Northerly line of Eldorado Boulevard and along the arc of a 10 degree 32' 40" curve to the right, having a radius of 756.26 feet, a distance of 139.16 feet to the Southeasterly corner of Lot 19, Block 8, now vacated; thence North 41 degrees 26' 44" East along the Easterly line of said Lot 19, a distance of 110.0 feet to the Northeasterly corner thereof; thence Northwesterly along the arc of a curve which is parallel with, concentric to, and 110 feet distant radially from the Northerly line of Eldorado Boulevard a distance of 160.46 feet, more or less to the Northeasterly corner of said parcel described in Volume M77, page 10392; thence South 30 degrees 21' 05" West along the Easterly line of last mentioned parcel a distance of 110.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 21st day
of April A.D., 19 94 at 3:58 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 12000

FEE \$40.00

Evelyn Biehn • County Clerk

By Pauline Millenore