

24625

96 SEP -9 AM 11:42

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22800

WARRANTY DEED

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Unless a change is requested, all tax statements shall be sent to
Grantee at the following address:

North Hills, L.L.C.
740 NW Colorado
Bend, OR 97701

*Re recorded to correct legal
description*

After recording, this Deed shall be delivered to:

North Hills, L.L.C.
740 NW Colorado
Bend, OR 97701

The true consideration for this transfer is \$ OTHER PROPERTY GIVEN WHICH IS THE
WHOLE CONSIDERATION.
Ken Katsuda and Richard E. Robertson, Grantor, conveys and warrants to North Hills,

L.L.C., an Oregon limited liability company, Grantee, the following described real property located in
Klamath County, Oregon:

LESS S. 80'
Lot 1 in block 5 and Lot 1 in block 6 of Tract 1152, North Hills, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Tax ID No. 3809-35AA-6400 and 6200
Key No. 446495 and 447083

This property is free from encumbrances, EXCEPT:

Reservations and restrictions contained in the dedication of North Hills, as follows: "said plat being
subject to (1) All building setbacks of the City of Klamath Falls ordinances in effect on the date of
recording of said plat as said ordinances pertain to the various zones, (2) All utility easements,
including electricity, telephone, gas, T.V. cable, sanitary sewer, drainage, and geothermal heating, as
shown on the annexed plat map, (3) Any protective covenants as recorded."

Grant of Right of Way, dated 10/31/53, recorded 11/9/53, Volume 264, Page 36, Deed Records of
Klamath County, Oregon;

Easement dated 9/14/73, recorded 10/5/73, Volume M73, Page 13497, Deed Records of Klamath
County, Oregon;

Easement dated 9/14/73, recorded 10/5/73, Volume M73, Page 13498, Deed Records of Klamath
County, Oregon;

Easement dated 9/14/73, recorded 10/5/73, Volume M73, Page 13499, Deed Records of Klamath
County, Oregon;

10-RE-2

96 AUG -7 P 3:52

Agreement dated 1/2/79, recorded 1/5/79, Volume M79, Page 456 and re-recorded 1/30/79, Volume M79, Page 2453, Deed record of Klamath County, Oregon and amended by Agreement dated 2/21/79, recorded 3/7/79, Volume M79, Page 5113, Deed Records of Klamath County, Oregon;

Easement dated 3/2/95, recorded 3/13/95, Volume M95, Page 5516, Records of Klamath County, Oregon.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

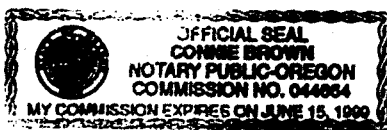
DATED 1/10/96

Ken Katsuda
Ken Katsuda

Richard E. Robertson
Richard E. Robertson

STATE OF OREGON, County of Deschutes, ss:

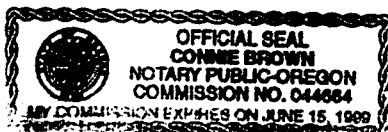
The foregoing instrument was acknowledged before me this 10th day of January 1996 by Ken Katsuda.



Connie Brown
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 10th day of January 1996, by Richard E. Robertson.



Connie Brown
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day of August A.D., 19 96 at 3:52 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 24199.
FEE \$35.00 INDEXED
Bernetha G Letsch, County Clerk
By Cheryl Swartz

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day of September A.D., 19 96 at 11:42 o'clock AM., and duly recorded in Vol. M96 of Deeds on Page 28223.
FEE \$10.00/RR
Bernetha G Letsch, County Clerk
By Cheryl Swartz