

35561

MTC 40823-M3/01 M97 Page 10228  
WARRANTY DEED

ROGER C. DAWES AND VICKY J. DAWES, ALSO KNOWN AS ROGER CURTIS DAWES AND VICKY JANN DAWES, AS TENANTS BY THE ENTIRETY,  
Grantor(s) hereby grant, bargain, sell and convey to:  
MPR, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 179,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10415 WILDWOOD LANE, KLAMATH FALLS, OR 97603

Dated this 3rd day of April, 1997.

Roger C. Dawes  
ROGER C. DAWES

Vicky J. Dawes  
VICKY J. DAWES

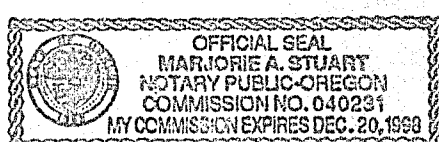
STATE OF Oregon

COUNTY OF Klamath

SS. April 3 19 97

Personally appeared the above named Roger C. Dawes and Vicky J. Dawes

and acknowledged the foregoing instrument to be their voluntary act.



Before me: Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40823-MS

Return to:

MPR, L.L.C.  
10415 WILDWOOD LANE  
KLAMATH FALLS, OR 97603

**PARCEL 1:**

Beginning at a point due South and 292.4 feet a distance from the one-quarter corner on the West boundary of Section 7, Township 39 South, Range 10 East of the Willamette Meridian; thence South 74 degrees 55' East 549 feet more or less to the West line of irrigation ditch; thence following said West line South 39 degrees 45' East 264 feet; thence South 21 degrees 45' West 106.5 feet more or less to the North line of property deeded to John Short by deed recorded in Volume 152, page 119 Deed Records of Klamath County, Oregon; thence Northwesterly parallel to the North line of the right of way of the OC & E Railway to the Easterly line of property conveyed to Pacific Fruit & Produce Co. by deed recorded in Volume 136 page 505 said deed records; thence Northerly along said East line 3 feet more or less to the Northeast corner of said property conveyed to Pacific Fruit & Produce Co.; thence Northwesterly along the Northerly line of said property to the West line of said Section 7; thence North along said West line 166 feet more or less to the point of beginning, except therefrom that portion contained in the right of way of the Dalles-California Highway, and being in Klamath County, Oregon. EXCEPT HOWEVER, any portion of Tract 11 of Emmitt Tracts which may be found to lie within said description.

**PARCEL 2:**

A portion of the Northwest quarter of the Southwest quarter, Lot 3, of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the East line of the road running North and South along the West side of said Section 7 with the North line of the O.C. & E. Railway right of way; thence Southeasterly along the North line of right of way 330 feet; thence North 74 feet; thence Northwesterly parallel to said right of way 330 feet; thence Southerly along said East line of road 74 feet to the point of beginning.

**PARCEL 3:**

All that portion of the Northwest quarter of the Southwest quarter, Lot 3 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the East line of the road running North and South along the West side of said Section 7 with the North line of the right of way of the O.C. & E. Railway thence Southeasterly along said North line of right of way, a distance of 330 feet to the true point of beginning of this description; thence continuing Southeasterly along said right of way line a distance of 330 feet more or less to the West line of the irrigation ditch running North and South, being also the Southeasterly corner of the property of E.E. McClay, et ux, as described in Deed to said E.E. McClay recorded in Klamath County Deed Records, Book 69 at page 481 thereof; thence North 21 degrees 45' East along the Easterly line of property as described in said Deed to an intersection with a line running parallel to said railroad right of way line and distant therefrom a distance of 71 feet measured at right angles to said right of way line; thence Northwesterly along said line parallel to said right of way line of the property line of R.C. Short as described in deed from Pacific Fruit and Produce Company recorded in said Deed Records at page 351 of Volume 130; thence South along said R.C. Short property line to the point of beginning.

TOGETHER WITH four (4) mobile homes, plate numbers X57473, X06576, X134071, and X145021.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 7th day  
of April A.D., 19 97 at 3:57 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 10228.

FEE \$35.00

by Bernetha G. Letsch County Clerk  
Kettner Kras