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Vol 1199 Page 11749

K-53608

Peninsula Motel Associates	STATE OF OREGON
7515 Terminal Street SW	ss.
Tumwater, WA 98501	County of _____
Grantor's Name and Address	I certify that the within instrument was received for record on
Columbus Properties L.L.C.	the _____ day of _____, 19____ at
7515 Terminal Street SW	_____ o'clock ____ M., at recorded in book/reel/volume
Tumwater, WA 98501	No. _____ on page _____ and/or as
Grantee's Name and Address	fee/title/instrument/microfilm/reception No. _____
After recording return to (Name, Address, Zip)	Record of Deeds of said County
Joseph M. Wallin	Witness my hand and seal of County affixed
Graham & James LLP/Riddell Williams P.S.	Name _____ Title _____
1001 Fourth Avenue, Suite 4500	By _____ Deputy
Seattle, WA 98154-1065	
Until requested otherwise send all tax statements to	
(Name, Address, Zip)	
Columbus Properties L.L.C.	
7515 Terminal Street SW	
Tumwater, WA 98501	

WARRANTY DEED—STATUTORY FORM

PENINSULA MOTEL ASSOCIATES, a Washington limited partnership, FKA Fairbanks Motel Associates, a Washington Limited Partnership, Grantor, conveys and warrants to COLUMBUS PROPERTIES L.L.C., a Washington limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit.

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

The property is free from encumbrances except easements, reservations, restrictions and conditions of record, if any.

The consideration for this conveyance is \$0 and other good and valuable consideration.

DATED effective upon recording.

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.

PENINSULA MOTEL ASSOCIATES,
A Washington general partnership

By: Columbus Properties L.L.C.

By: *[Signature]*
Gerald L. Whitcomb, Manager

STATE OF WASHINGTON)

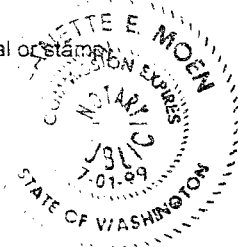
) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gerald L. Whitcomb is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Columbus Properties L.L.C. to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

DATED this 25th day of March, 1999.

(Seal or stamp)



[Signature]
Notary Signature

JEANETTE E. MOEN
Print/Type Name

Notary Public in and for the State of Washington
residing at Woodinville

My appointment expires 7/1/99

My appointment expires 7/1/99

Exhibit A

11751

The following described real property situated in Klamath County, Oregon.

PARCEL 1:

Beginning at an iron pin on the North line of Byrd Avenue of CHELSEA ADDITION, a subdivision of Klamath County, State of Oregon, which iron pin is at a point South $0^{\circ} 06'$ West along the East section line of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 688.5 feet and North $89^{\circ} 49'$ West along the North line of Byrd Avenue a distance of 444.4 feet from the iron axle (with Ball Race) which marks the Northeast corner of said Section 19; thence running North $89^{\circ} 49'$ West along the North line of Byrd Avenue a distance of 77.2 feet to an iron pin which lies on the Northeasterly right of way line of State Highway No. 97 95 feet at right angles from the Northeasterly leg of same; thence North $38^{\circ} 52'$ West along the Northeasterly right of way line of State Highway No. 97. NOTE: The State Highway bearing of this line shows North $39^{\circ} 07' 1/2''$ West; a distance of 130.55 feet to a point; thence North $51^{\circ} 08'$ East at right angles a distance of 192.77 feet to an iron pin; thence South $38^{\circ} 52'$ East 15 feet to an iron pin; thence South $0^{\circ} 06'$ West parallel to the Section line a distance of 211.1 feet, more or less, to the point of beginning, in the Northeast one-quarter of the Northeast one-quarter of Section 19.

PARCEL 2:

A parcel of land lying in the Northeast one-quarter of the Northeast one-quarter of Section 19, Township 38 South, Range 9 East of the Willamette Meridian and being more particularly described as follows:

Beginning at a point in the North line of Byrd Street of CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS; said point being 688.5 feet South and 234.3 feet West from the Northeast corner of said Section 19; thence North $89^{\circ} 49'$ West along the North line of said Byrd Street a distance of 208.71 feet; thence North $0^{\circ} 11'$ East a distance of 208.71 feet; thence South $89^{\circ} 49'$ East a distance of 208.71 feet; thence South $0^{\circ} 11'$ West a distance of 208.71 feet to the point of beginning.

(Continued)

PARCEL 3:

That portion of Block 2 of CHELSEA ADDITION TO KLAMATH FALLS, Klamath County, Oregon, lying Easterly of the East right of way line of Highway 97, according to the official plat thereof on file in the office of the County Clerk, Klamath County Oregon.

TOGETHER WITH those portions of Chelsea Street, Byrd Avenue and Quarry Street adjacent to Block Two as described in Vacation recorded March 17, 1993 in Volume M93, Page 5572, records of Klamath County, Oregon.

PARCEL 4:

A portion of the Northeast one-quarter of the Northeast one-quarter of Section 14 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

The Westerly 30 feet of the following described parcel:

Beginning at the Section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence South $0^{\circ} 06'$ West along the East line of said Section 17, a distance of 388.5 feet to a point; thence North $39^{\circ} 49'$ West a distance of 174.2 feet to a point; thence South $0^{\circ} 06'$ West a distance of 82 feet to the True Point of Beginning of this description; thence continuing South $0^{\circ} 06'$ West, a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line, a distance of 60 feet to a point; thence North $0^{\circ} 06'$ East, a distance of 211 feet to a point; thence South $89^{\circ} 49'$ East, 60 feet to the point of beginning.

STATE OF OREGON - COUNTY OF KLAMATH - ss.

Filed for record at request of First American Title the 1st day
of April A.D. 1999 at 2:27 o'clock P. M. and duly recorded in Vol M99
of Deeds on Page 11749

Linda Smith, County Clerk

FEE \$45.00

by Kathleen Rose