

WARRANTY DEED

Vol M99 Page 28091

THOMAS A. BURNS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GARLAND WEST INC., an Oregon Corporation,

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 pursuant to an IRC [35] exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 30242 Hwy 97 N. Chiloquin OR 97624

Dated this 27 day of May, 19 99

Thomas A. Burns
Thomas A. Burns

STATE OF Oregon

SS. May 27 19 99

COUNTY OF Klamath

Personally appeared the above named Thomas A. Burns

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Tamara L. McDaniel
Notary Public for Oregon

My commission expires 12/17/01

ESCROW NO. MT47801-MG

Return to:

Garland West Inc., an Oregon Corporation

30242 Hwy 97 N.

Chiloquin OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All those lots lying within TRACT 1288 - SAGE MEADOWS, being situated in the N1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2:

A tract of land situated in the E1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly point of TRACT 1085, COUNTRY GREEN, a duly recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South 65 degrees 17' 56" East, 1,644.59 feet from the N1/4 corner of said Section 13; thence Easterly along the Southerly line of said TRACT 1085, COUNTRY GREEN, North 66 degrees 35' 44" East 77.54 feet, along the arc of a curve to the left (radius = 220.00 feet, central angles = 21 degrees 57' 17") 88.13 feet; North 44 degrees 38' 27" East 275.89 feet, South 45 degrees 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15 degrees 10' 46") 74.18 feet, North 80 degrees 31' 20" East 184.49 feet, North 12.08 feet; thence leaving said Southerly line, North 72 degrees 58' 03" East 207.58 feet; thence North 89 degrees 29' 13" East 100.00 feet; thence South 84 degrees 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05 degrees 22' 23" West, 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49 degrees 30' 10") 108.00 feet; South 44 degrees 07' 47" East 165.75 feet along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 degrees 27' 34") 96.16 feet, South 29 degrees 19' 47" West, 344.20 feet; thence leaving said Westerly line, South 72 degrees 58' 03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38 degrees 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 degrees 21' 40") 86.36 feet, North 20 degrees 51' 55" West, 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37 degrees 46' 05") 220.82 feet; North 16 degrees 54' 10" East 27.02 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM all those lots lying within TRACT 1288 - SAGE MEADOWS, being situated in the N1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 7/14/99, at 11:36 A.m.
In Vol. M99 Page 28091
Linda Smith,
County Clerk Fee \$ 35.00 sw