



1999 SEP 23 PM 3:16

After recording return to:
Oz Investments, L.L.C.

Until a change is requested all tax statements
shall be sent to the following address:
Oz Investments, L.L.C.

Escrow No. K54426V
Title No. K54426V

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 38472

State of Oregon, County of Klamath
Recorded 9/28/99, at 3:16 p.m.
In Vol. M99 Page 38472
Linda Smith,
County Clerk Fee \$ 35.00

STATUTORY WARRANTY DEED

Bette Carey, an estate of fee simple, Grantor, conveys and warrants to Oz Investments, L.L.C., Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE AS EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

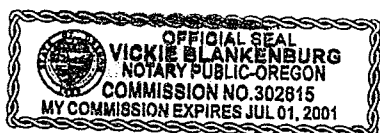
The true consideration for this conveyance is \$295,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of September, 1999.

Bette Carey By Michael Rudd
Bette Carey her Attorney In fact

STATE OF OREGON
County of KLAMATH } ss.

This instrument was acknowledged before me on this 28th day of September, 1999
by Michael Rudd for Bette Carey as
her attorney in fact



Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7-01-2001

EXHIBIT "A"
DESCRIPTION OF PROPERTY

38473

PARCEL 1:

A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point in the North right of way line of The Dalles-California Highway, which lies North $89^{\circ}21'$ East a distance of 1158.8 feet, and North $0^{\circ}46'$ West a distance of 30 feet from an iron plug in the pavement, which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running thence North $89^{\circ}21'$ East along the North right of way line of said Highway 150 feet; thence North $0^{\circ}46'$ West 95 feet; thence South $89^{\circ}21'$ West, parallel with the North line of the Highway, 150 feet; thence South $0^{\circ}46'$ East 95 feet, more or less to the place of beginning.

PARCEL 2:

A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point which lies North $89^{\circ}21'$ East a distance of 1308.8 feet and North $0^{\circ}46'$ West a distance of 125 feet from an iron plug in the pavement which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running thence North $0^{\circ}46'$ West 94.4 feet, more or less, to the Southeast corner of Tract No. 86, of Pleasant Home Tracts No. 2; thence South $89^{\circ}21'$ West along the South line of said Tract No. 86, 150 feet; thence South $0^{\circ}46'$ East 94.4 feet; thence North $89^{\circ}21'$ East 150 feet to the place of beginning.

EXCEPT from the above described parcels that portion lying within the right of way of South 6th Street.

LESS AND EXCEPT from the above described parcels a tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point marking the Southwest corner of that tract of land described in Deed Volume M-70 at page 10061, from which the center quarter corner of said Section 2 bears South $89^{\circ}21'$ West 1068.8 feet and South $00^{\circ}46'$ East 30 feet; thence North $89^{\circ}21'$ East 90.00 feet to the Southeast corner of said tract; thence North $00^{\circ}46'$ West 10.00 feet to a point on the new right of way line of The Dalles-California Highway by Deed Volume 359 at page 463, and being the true point of beginning of this description; thence North $00^{\circ}45'09''$ West 178.44 feet; thence North $89^{\circ}22'56''$ East 10.50 feet; thence South $00^{\circ}25'58''$ West 95.43 feet; thence South $67^{\circ}51'42''$ East 15.17 feet; thence South $11^{\circ}06'03''$ West 78.85 feet to a point on the said new right of way line; thence South $89^{\circ}42'55''$ West 6.31 feet to the point of beginning. See recorded survey of property line adjustment 3-96 for basis of bearings and reference.