

MTC 49431
STATUTORY WARRANTY DEEDVol. MD0 Page 8165

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

OREGON RESOURCE MANAGEMENT, LLC

PO Box 6269

Bend, OR 97708

After recording, this Deed shall be delivered to:

AMERITITLE

PO Box 752

Bend, OR 97709

The true consideration for this transfer is \$350,000.

DONOVAN KENDALL, aka DONOVAN E. KENDALL, Grantor, conveys and warrants to **OREGON RESOURCE MANAGEMENT, LLC, an Oregon limited liability company**, Grantee, the following described real property free of encumbrances except as specifically set forth herein located in Klamath County, Oregon:

Parcel 1: Lot 3 of Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion of said Lot 3 conveyed to the State of Oregon by and through its State Highway Commission by Deed recorded August 4, 1952, in Volume 256, Page 119, Deed Records of Klamath County, Oregon; and that portion of the NE1/4SW1/4 of Section 18 lying Northwest of U. S. Highway 97 as conveyed to the State of Oregon by and through its State Highway Commission by Deed recorded August 4, 1952, in Volume 256, Page 119, Deed Records of Klamath County, Oregon.

Tax Account No.: 2310 018C0 00200, Key No.: 134928, Code No.: 051

RESERVING THEREFROM a roadway easement twenty (20) feet in width along the Northerly boundary of the above described property for the benefit of the real property owned by Grantor lying Westerly of the above described property.

SUBJECT TO:


1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein

provided for shall attach to the abutting property. Recorded August 4, 1952, in Volume 256, Page 119, Deed Records of Klamath County, Oregon.

3. Right of Way Grant/Easement created by instrument, subject to the terms and provisions thereof, recorded January 12, 1993, in Volume M93, Page 867, Microfilm Records of Klamath County, Oregon, Grantor: Donovan Kendall, Grantee: Wagontrail Ranch Property Owners Association.
4. Conditional Use Permit, subject to the terms and provisions thereof, dated July 1999, recorded March 26, 1999, in Volume M99, Page 10717, Microfilm 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.

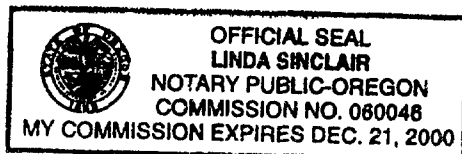
DATED: March 10th, 2000


DONOVAN KENDALL, aka
DONOVAN E. KENDALL

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 10th day of March, 2000, by DONOVAN KENDALL, aka DONOVAN E. KENDALL.


Notary Public for Oregon



State of Oregon, County of Klamath
Recorded 3/13/00, at 2:28 p. m.
In Vol. M00 Page 8165
Linda Smith,
County Clerk Fee \$ 26.00