

2000 APR -6 AM 11:23

MT50689
WARRANTY DEED

Vol MOO Page 11305

STEPHEN C. CAROTHERS and JUDITH M. CAROTHERS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WRA HOLDINGS, 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

ACCT#3507-02100-00700

KEY#248299

ACCT#3507-02100-00800

KEY#248315

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 225,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 747 SW INDUSTRIAL WAY, BEND, OR 97702

Dated this 6th day of April, 2000.

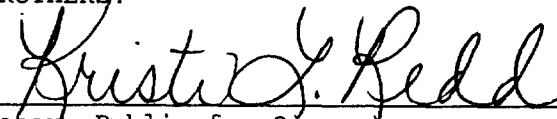

STEPHEN C. CAROTHERS


JUDITH M. CAROTHERS



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 6, 2000 by
STEPHEN C. CAROTHERS & JUDITH M. CAROTHERS.


(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT50689-KR

Return to:

WRA HOLDINGS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY
747 SW INDUSTRIAL WAY
BEND, OR 97702

26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The following described real property in Klamath County, Oregon:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the intersection of the Southerly line of Williamson River Drive and the Westerly line of State Highway No. 97 as shown on the officially recorded plat of "Williamson River Estates" subdivision, said point being South 18 degrees 49' 22" East 1038.84 feet and South 09 degrees 27' 45" East 60.00 feet from the North one-fourth corner of said Section 21; thence South 09 degrees 27' 45" East along the Westerly line of State Highway No. 97 103.13 feet to a 5/8 inch iron pin on the Northerly edge of an existing fence line; thence South 79 degrees 40' 35" West along the Northerly edge of said fence line 243.51 feet to a 5/8 inch iron pin on the Easterly line of said Williamson River Drive; thence following the Easterly and Southerly line of said Williamson River Drive the following courses and distances: North 09 degrees 27' 45" East 38.31 feet to a one-half inch iron pin; thence along the arc of a 70-foot radius curve to the right 110.57 feet to a one-half inch iron pin; thence North 81 degrees 02' 30" East 172.88 feet to the point of beginning.

PARCEL 2

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of State Highway No. 97, said point being South 18 degrees 49' 22" East 1038.84 feet and South 09 degrees 27' 45" East 163.13 feet from the North one-fourth corner of said Section 21; thence continuing South 09 degrees 27' 45" East, along said Westerly right-of-way line, 89.44 feet; thence South 79 degrees 40' 35" West 243.51 feet to a point on the Easterly right-of-way line of Williamson River Drive; thence North 09 degrees 27' 45" West, along the Easterly right-of-way line of said Williamson River Drive, 89.44 feet; thence North 79 degrees 40' 35" East 243.51 feet to the point of beginning, with the bearings based on "Williamson River Estates," a duly recorded subdivision.

EXCEPTING from the above described Parcels 1 and 2 that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Divisions by Warranty Deeds dated August 17, 1987 and recorded September 4, 1987 in Volume M87, at page 16167, Microfilm Records of Klamath County, Oregon and dated September 9, 1987 and recorded December 16, 1987 in Volume M87, page 22397, Microfilm Records of Klamath County, Oregon.

* * * END * * *

State of Oregon, County of Klamath
Recorded 04/06/00, at 11:23 a.m.
In Vol. M00 Page 11305
Linda Smith,
County Clerk Fee \$ 26⁰⁰