

200 MAY 17 AM 11:42

MT51023-KR

WARRANTY DEED

Vol M00 Page 17808

THEODORE N. EMARD and DOROTHY L. EMARD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MAZAMA PROPERTIES, 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# 3507-28D-200 KEY# 722711

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.

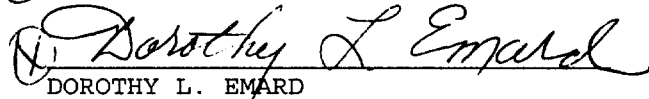
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ~~36941-S--CHILOQUIN ROAD--~~ CHILOQUIN, OR 97624
PO BOX 606

Dated this 16 day of May, 2000, _____.


THEODORE N. EMARD


DOROTHY L. EMARD

State of California
County of Riverside

This instrument was acknowledged before me on May 16, 2000 by
THEODORE N. EMARD AND DOROTHY L. EMARD.

BEVERLY J. HOLT
(Notary Public)

My commission expires Jan. 15, 2001

ESCROW NO. MT51023-KR

Return to:

MAZAMA PROPERTIES, L.L.C., AN OREGON LIMITED LIABILITY COMPANY
~~36941-S--CHILOQUIN ROAD--~~ PO BOX 606
CHILOQUIN, OR 97624

31.00
M

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 17, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of the SE1/4 of said Section 28, as established by Survey No. 146, of the Klamath County Surveyor's records, said 1/2 inch iron pin being North 2225.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing West 660.16 feet to a 1/2 inch iron pin on the Easterly line of that tract of land as described in Deed Volume M80, page 5100, Microfilm Records of Klamath County, Oregon; thence along said Easterly line, North 08 degrees 42' 03" West 358.35 feet to a 5/8 inch iron pin on the agreement line as shown on Survey No. 3360, as recorded in the office of the Klamath County Surveyor, and as recorded in Deed Volume 295, page 366, Deed Records of Klamath County, Oregon; thence South 89 degrees 00' 23" East, along said agreement line, 717.47 feet to a 5/8 inch iron pin on the East line of said SE1/4 from which the East 1/4 corner of said Section 28, as established by said Survey No. 146, bears North 12.85 feet; thence South 341.84 feet to the point of beginning, more or less, with Survey No. 3479 as recorded in the office of the Klamath County Surveyor, being the basis of bearings and reference for this description; SUBJECT TO any easements or rights of way of record or apparent.

TB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTState of CaliforniaCounty of RiversideOn May 16, 2000 before me, Beverly J. Holt

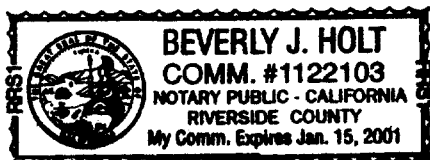
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Theodore N. Emard and Dorothy L. Emard

Name(s) of Signer(s)

☒ personally known to me – **OR** – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Beverly J. Holt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____