



**CRATER
TITLE
INSURANCE**

1225 Crater Lake Ave., Suite 101
Medford, Oregon 97504
(541) 779-6442 • FAX (541) 779-4963

Vol M00 Page 20411

Order # 20001730AA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Andrew A. Patterson Trustee of the BMRMG, LLC 401 (K) Plan , Grantor, conveys and warrants to M & M ENTERPRISES, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in **Klamath** County, Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "B"

SUBJECT TO:

See attached Exhibit "A" hereto attached and made a part of.

The true consideration paid for this conveyance is **Twenty-One Thousand Five Hundred And 00/100 DOLLARS \$21,500.00.**

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies.

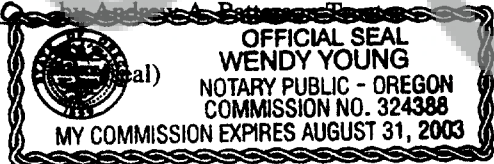
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Dated this 1 day of JUNE, 2000.

BMRMG LLC 401 (K) PLAN
Andrew A. Patterson, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 1st day of June, 2000 by Andrew A. Patterson, Trustee



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-2003

Until a change is requested,
send all tax statements to:
Grantee at:
**825 Delores Ave.
Klamath Falls, OR 97601**

Return document to:
**Crater Title Insurance Company
1225 Crater Lake Ave. #101, Medford, OR 97504**

SUBJECT TO:

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

This property lies within and is subject to the levies and assessments of the North Shasta Lighting District.

This property lies within and is subject to the levies and assessments of the Enterprise Drainage District.

This property lies within and is subject to the levies and assessments of the Klamath County Drainage District.

Easement, including the terms and provisions thereof:

For: Road purposes over the Westerly 20 feet
Granted to: Al Paul and others
Recorded: March 1, 1926
Book: 69
Page: 331

Easement, including the terms and provisions thereof:

For: Irrigation lateral
Granted to: Enterprise Irrigation District
Recorded: September 8, 1928
Book: 81
Page: 189
Affects: Easterly 6 feet as disclosed by above

Easement, including the terms and provisions thereof:

For: Public road
Granted to: Klamath County
Recorded: March 23, 1964
Book: 351
Page: 629
Affects: Easterly 5 feet of the Westerly 25 feet

Attached Exhibit "B" to Warranty Deed

A portion of the SE 1/4 NW 1/4 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 on the South boundary of said SE 1/4 NW 1/4, 495 feet East of the Southwest corner of said SE 1/4 NW 1/4; thence North and parallel to the West line of said SE 1/4 NW 1/4, 720 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE 1/4 NW 1/4, 165 feet; thence North and parallel to the West line of said SE 1/4 NW 1/4, 100 feet; thence West and parallel to the North line of said SE 1/4 NW 1/4, 165 feet; thence South and parallel to the West line of said SE 1/4 NW 1/4, 100 feet to the point of beginning.

LESS Hope Street and that portion described in Deed Volume 351 at Page 629, all being in Klamath County, Oregon.

CODE 41 MAP 3909-2BD TL 5300

State of Oregon, County of Klamath
Recorded 06/06/00, at 3:21 p. m.
In Vol. M00 Page 20411
Linda Smith,
County Clerk Fee\$ 31⁰⁰