

GRANTOR:

Rogue Partners Limited Partnership,
an Oregon limited partnership
2487 Crater Lake Highway
Medford, Oregon 97504

GRANTEE:

Richard A. Dixon
3939 S. 6th Street, #146
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Richard A. Dixon
3939 S. 6th Street, #146
Klamath Falls, Oregon 97603

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

Richard A. Dixon
~~Rogue Partners Limited Partnership,~~
~~an Oregon limited partnership~~ *3939 S. 6th St. #146*
~~2487 Crater Lake Highway~~ *Klamath Falls, OR 97603*
~~Medford, Oregon 97504~~

AMT 51394-KR

S10

WARRANTY DEED—STATUTORY FORM

Rogue Partners Limited Partnership, an Oregon limited partnership, ("Grantor"),
conveys and warrants to Richard A. Dixon ("Grantee"), the real property described as
follows:

See Exhibit "A" attached hereto and incorporated as if fully set forth herein

free of encumbrances, except the following: and any and all exceptions to title identified on
Exhibit "B" attached hereto and incorporated as if fully set forth herein.

The true consideration for this conveyance is \$330,000.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated the 7 day of ^{June}~~June~~, 2000.

GRANTOR:

Rogue Partners Limited Partnership

By: Rogue Regency, Inc., General Partner

By: [Signature]
Scott M. McCollum, President

STATE OF OREGON)
County of Klamath)ss::

This instrument was acknowledged before me on 7th day of June, 2000, by Scott M. McCollum, as President of Rogue Regency, Inc., as General Partner of Rogue Partners Limited Partnership.



[Signature: Kristil Redd]
Notary Public for Oregon
My Commission Expires: 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 36: S1/2, SAVING AND EXCEPTING all that portion of the W1/2 W1/2 SW1/4 of said Section 36 which lies Westerly from the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway and more particularly described as follows:

Beginning at the Southwesterly corner of said Section 36 and running thence North 0 degrees 23' East along the Westerly boundary of said Section 36, 2610 feet, more or less, to its intersection with the Westerly boundary of the right of way of said Klamath Falls-Lakeview Highway; thence Southerly following said right of way line 2625 feet, more or less, to its intersection with the Southerly boundary of said Section 36; thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

S1/2 N1/2, NW1/4 NW1/4, SAVING AND EXCEPTING all that portion of the W1/2 NW1/4 lying West of the Klamath Falls-Lakeview Highway, and also SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon by deed recorded in Volume 111 at page 201, and more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Klamath Falls-Lakeview Highway, said point being 30 feet distant from (when measured at right angles to) the center line of said highway at Engineer's Station 694 + 53.1, said point being 636 feet South and 370 feet East of the Northwest corner of Section 36; thence North 76 degrees 24' West a distance of 150 feet; thence North 13 degrees 36' East a distance of 290.4 feet; thence South 76 degrees 24' East a distance of 150 feet to the Westerly right of way line of said Klamath Falls-Lakeview Highway; thence South 13 degrees 36' West along said right of way line a distance of 290.4 feet to the point of beginning.

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: ALL, SAVING AND EXCEPTING that portion of Lot 4 of Section 1 which lies Westerly from the Westerly boundary of the right of way of The Klamath Falls-Lakeview Highway, and more particularly described as follows:

Beginning at the Northwestern corner of said Section 1 and running thence South 1 degrees 28' East along the Westerly boundary of said Section 1, 304.5 feet, more or less, to its intersection with the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway; thence North 8 degrees 08' East along said right of way boundary 307.7 feet to its intersection with the Northerly boundary of said Section 1, thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

Section 2 & Section 11:

Beginning at the Northeast corner of the SE1/4 SE1/4 of Section 2, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running West to the Easterly right of way line of the Oregon California & Eastern Railroad; thence Southwesterly along the right of way to a point in the NE1/4 NE1/4 of Section 11, which lies due North 375 feet from the centerline of Oregon Highway 66, which said point is 200 feet from, when measured at right angles to, the centerline of said highway; thence parallel to and 200 feet at right angles from said centerline to the Easterly boundary line of the NE1/4 NE1/4 of Section 11; thence due North to point of beginning.

- Legal Description Continued -

- Legal Description Continued -

Section 12: NW1/4 NW1/4, SAVING AND EXCEPTING therefrom all that portion lying South of a line 200 feet due North of the centerline of Oregon Highway 66 and running parallel to said Highway to a point on the South boundary of said NW1/4 NW1/4, which is 200 feet due North of said centerline, less all present existing rights of way.

That portion of the SW1/4 NW1/4 lying North of the Klamath Irrigation District "E" Canal.

Beginning at the Northwest corner of the NE1/4 NW1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence due South of the Northern right of way line of Klamath Irrigation District "E" Canal, thence Northeasterly along said right of way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE1/4 NW1/4 which point lies due East 990 feet from the point of beginning, thence due West 990 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 07/07/00, at 3:40 p.m.
In Vol. M00 Page 24923
Linda Smith,
County Clerk Fee \$30-