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JACKSON COUNTY TITLE

91263ss

DIVISION OF OREGON TITLE INSURANCE COMPANY

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,
Company

Mountain Development/ LLC, An Oregon Limited Liability Company
who acquired title as

Mountain Development, LLC, an Oregon Limited Liability Company

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor
paid by

International Communications Inc., an Oregon Corporation

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the
said Grantee and Grantee's heirs, successors and assigns, that certain real property
with the tenements, hereditaments and appurtenances thereunto belonging or appertain-
ing, situated in the County of Klamath , State of Oregon, described as follows
to wit:

Parcel 1 of Land Partition 21-00 situated in the SW1/4NW1/4 of Section1, Township 39
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors
and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and
their assigns, that Grantor is lawfully seized in fee simple of the above granted
premises, free from all encumbrances, EXCEPT

See Exhibit "A" attached hereto and made a part hereof

and that 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.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars
is \$ 80,000.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to individuals and
to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of

August 2000.
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 APPRO-
PRIATE 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."

David C. Michaelis
Mountain Development LLC

Betty J. Michaelis

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 7th day of August, 2000
by

Dave Michaelis, acting member of Mountain Development LLC
and by Betty J. Michaelis, acting member of Mountain Development LLC

Stephanie D. Susi
Notary Public for Oregon
My commission expires _____

Mail Tax Statements to:

Grantee
1391 Highcrest Drive
Medford OR 97504



2600

7. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Irrigation District.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Drainage District.
10. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage District.
11. Reservations, restrictions and easements as contained in Deed from L.A. Soder, Mary Jane Soder, Charles C. Keller and Matilda J. Keller to the State of Oregon, State Highway Commission, recorded August 25, 1964 in Volume 355, page 499, Deed Records of Klamath County, Oregon.
12. Reservations, restrictions and easements as contained in Deed from Paul E. Heryford and Vivian Heryford to the State of Oregon, State Highway Commission, recorded August 25, 1964 in Volume 355, page 502, Deed Records of Klamath County, Oregon.
13. Indenture of Access, subject to the terms and provisions thereof;
Dated: June 8, 1967
Recorded: June 27, 1967
Volume: M67, page 4817, Microfilm Records of Klamath County, Oregon
14. An easement created by instrument, subject to the terms and provisions thereof,
Dated : October 16, 1979
Recorded: January 24, 1980
Volume: M80, page 1545, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company, a corporation
For: 50 foot electric transmission and distribution lines
16. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 22, 2000
Recorded: June 26, 2000
Volume: M00, page 23204, Microfilm Records of Klamath County, Oregon
In favor of: PacifiCorp, an Oregon Corporation
For: Underground distribution lines
17. Subject to an easement for access over the Southerly 15 feet as disclosed by Land Partition #21.00 as filed in Klamath County, Oregon.
18. Subject to a joint parking easement across Parcels 1 and 2, as delineated on the Partition Plat.

State of Oregon, County of Klamath
Recorded 08/08/00, at 3:17 p. m.
In Vol. M00 Page 29077
Linda Smith,
County Clerk Fee\$ 26⁰⁰