



After recording return to:

Tetrad, L.L.C.

5230 A South Sixth Street

Klamath Falls, OR 97603

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

Tetrad, L.L.C.

5230 A South Sixth Street

Klamath Falls, OR 97603

Escrow No. K55058B

Title No. K55058B

THIS SPACE RESERVED FOR RECORDER'S USE

200 SEP -8 PM 2:07

Vol M00 Page 32905

### STATUTORY WARRANTY DEED

Walter Marius Petersen and Janice L. Bryant, as tenants in common each as to an undivided one-half interest, Grantor, conveys and warrants to Tetrad, L.L.C., an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$225,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of August, 2000.



Walter Marius Peterson

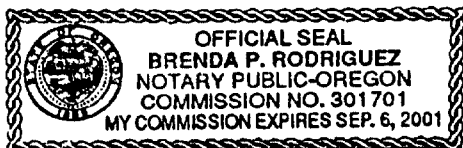
\_\_\_\_\_  
Janice L. Bryant

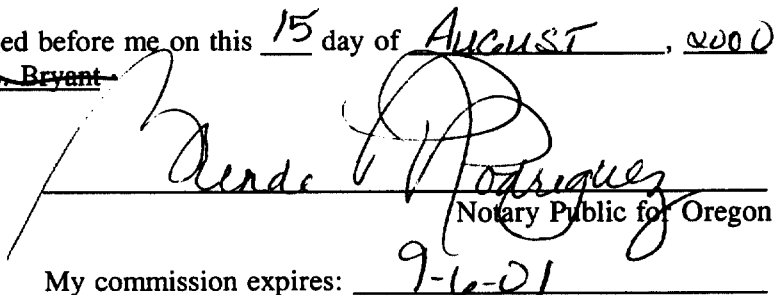
STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 15 day of AUGUST, 2000  
by Walter Marius Peterson and Janice L. Bryant



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 9-6-01



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32906

**STATUTORY WARRANTY DEED**

Walter Marius Peterson and Janice L. Bryant, as tenants in common each as to an undivided one-half interest, Grantor, conveys and warrants to Tetrad, L.L.C., an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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The true consideration for this conveyance is \$225,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16<sup>th</sup> day of August, 2000.

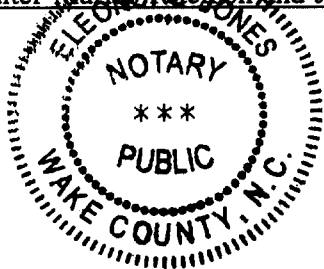
\_\_\_\_\_  
Walter Marius Peterson

Janice L. Bryant  
Janice L. Bryant

North Carolina  
STATE OF ~~OREGON~~

County of ~~Klamath~~ WAKE ss.

This instrument was acknowledged before me on this 16<sup>th</sup> day of August, 2000  
by ~~Walter Marius Peterson and Janice L. Bryant~~



Eleonore Jones

Notary Public for ~~Oregon~~ N.C.

My commission expires: Feb. 1, 2003

EXHIBIT "A" LEGAL DESCRIPTION  
DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Being a portion of Tracts 39B and 40A of Enterprise Tracts, being more particularly described as follows:

Beginning at a 5/8 inch iron rod, from which a steel axle marking the Northwest 1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, bears North 84°07'43" East 311.80 feet; thence South 12°41'11" West 403.39 feet to a 5/8 inch iron rod on the Northeasterly right of way line of the Oregon State Highway No. 39 (Eastside Bypass) at centerline station 151+49.7; thence along the Northeasterly right of way line as follows: Northwesterly along a Spiral Curve to the left 249.70 feet to a 5/8 inch iron rod (centerline station 149+00); thence North 45°02'07" East 15.00 feet to a 5/8 inch iron rod (centerline station 149+00); thence Northwesterly along a Spiral Curve to the left 155.48 feet to a 5/8 inch iron rod (centerline station P.C.S. 147+55.3); thence along the arc of a curve to the left 138.72 feet (Central Angle 6°15'09", Radius 1270.92 feet, chord bears North 53°02'29" West 138.62 feet) to a 5/8 inch iron rod, said point being the intersection of the said Northeasterly right of way line and the Southerly right of way line of Beverly Drive; thence leaving said right of way line, along the Southerly right of way line of Beverly Drive, North 89°39'00" East 476.84 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within Foothill Blvd. also known as Beverly Drive.

State of Oregon, County of Klamath  
Recorded 09/08/00, at 2:07 p. m.  
In Vol. M00 Page 32905  
**Linda Smith,**  
County Clerk Fee \$ 31<sup>00</sup>