

ORIGINAL

oc) AFTER RECORDING RETURN TO:

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Blanche R. Franklin
1760 Homedale Road
Klamath Falls, OR 97603

WARRANTY DEED

BLANCHE R. FRANKLIN, Trustee of the BLANCHE R. FRANKLIN TRUST, Grantor, conveys and warrants to 3735 WASHBURN, LLC, an Oregon limited liability company, the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

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 uses.

The true consideration for this conveyance is \$0.00.

Dated this 20th day of December, 2000.

Blanche R. Franklin

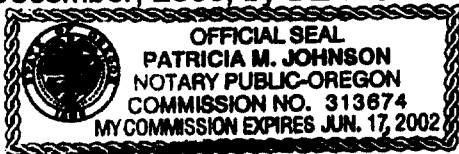
BLANCHE R. FRANKLIN, Trustee of the
BLANCHE R. FRANKLIN TRUST

Property ID#: R512582

Map Tax Lot: R-3909-002AB-00400-0000

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 20th day of December, 2000, by BLANCHE R. FRANKLIN.



Patricia M. Johnson

Notary Public for Oregon

My Commission Expires: 6-17-2002

GRANTORS' NAME AND ADDRESS:

BLANCHE R. FRANKLIN, Trustee
of the BLANCHE R. FRANKLIN TRUST
1760 Homedale Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

3735 Washburn, LLC
3735 Washburn Way
Klamath Falls, OR 97603

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EXHIBIT "A"

An undivided one-half interest in the following real property located in Klamath County, Oregon:

PARCEL ONE: Lot 1, Block 8, Tract 1080, WASHBURN PARK

PARCEL TWO: A tract of land situated in the SW¼ of NW¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian and Lot 7 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES. Beginning at a point that is 327 feet north of the intersection of the North line of LaVerne St. and the East line of Washburn Way; thence South along the East line of Washburn Way 100 feet.; thence East parallel to the North line of LaVerne St. to the West line of Lot 10 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES; thence North along said West line 54.6 feet to the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9 and 10 in Block 4 300 feet to the West line of Avalon St.; thence North along said street 45.4 feet; thence West parallel to the North Line of LaVerne St. to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon for highway purposes by instrument recorded September 10, 1965, in M-65 at page 1556.

State of Oregon, County of Klamath
Recorded 01/09/01, at 1:52 p.m.
In Vol. M01 Page 931
Linda Smith,
County Clerk Fee \$ 26⁰⁰