

NA

MTL 5110-KR
WARRANTY DEED—STATUTORY FORM
 INDIVIDUAL GRANTOR

Vol M01 Page 4178

JOYCE K. WARD 3-13

_____, Grantor,
 conveys and warrants to GLN MANAGEMENT, INC., an Oregon Corporation

_____, Grantee, the following described real property free of encumbrances
 except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except

See Attached Exhibit "B"

The true consideration for this conveyance is \$ 335,000 (Here comply with the requirements of ORS 93.030)

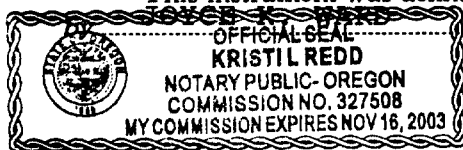
Dated this 26th day of January, 192001

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.

Joyce K. Ward
 JOYCE K. WARD

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 26, 2001



Kristil Redd
 Notary Public for Oregon
 My commission expires 11/16/2003

WARRANTY DEED

Joyce K. Ward
 GLN Management, Inc., GRANTOR
 an Oregon Corporation GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Jerry M. Molatore
 426 Main Street
 Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

GLN Management, Inc.
 1945 Main Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.
 I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME _____ TITLE _____
 By _____ Deputy

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

Beginning at a point on the Northerly line of Main Street, which is South 89 degrees 18' East a distance of 862.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 254.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 68 degrees 52' East and parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 52.6 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 234.5 feet, more or less to the Northerly line of Main Street; thence North 89 degrees 18' West along the Northerly line of Main Street a distance of 50 feet to the place of beginning, all in WILLIAMS ADDITION to the City of Klamath Falls, Oregon; and beginning at a point on the Northerly line of Main Street, which is South 89 degrees 18' East a distance of 912.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITIONS to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 75 degrees 22 1/2' East parallel with the Southwest line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 55 feet, more or less to the Northwest corner of that parcel of land deeded to Dr. A. A. Soule, April 24, 1923; thence in a Southerly direction and parallel to Mortimer Avenue, a distance of 214.8 feet, more or less, to the Northerly line of Main Street; thence Westerly along the Northerly line of Main Street a distance of 50 feet to the place of beginning, all in Williams Addition.

PARCEL 2:

Beginning at a point which is South 89 degrees 19' East a distance of 1062.2 feet, East along the Northerly line of Main Street from the Southeasterly corner of Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 191.25 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal Right of Way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 101.25 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 214 feet, more or less to the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 100 feet to the place of beginning lying and being in the unplatted portion of Williams Addition to the city of Klamath Falls, Oregon, and in the South half of the Southeast quarter of the Southwest quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in Northwesterly direction and parallel with the Southwesterly line of the said canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet the the Northeast corner of that piece of land deeded to Eve Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105 at page 47 of Klamath County Deed Records; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S1/2 SE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

EXHIBIT "B"

EXCEPTIONS TO WARRANTY DEED

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways.
2. Ordinance #5526, vacating the alley between the Southerly boundary of the Untied States Bureau of Reclamation "A" Canal and North of the herein described property, recorded April 25, 1966 in Volume M66, page 3643, Microfilm Records of Klamath County, Oregon.
3. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 29, 1986
Recorded: June 19, 1986
Volume: M86, page 10667, Microfilm Records of Klamath County, Oregon
In favor of: City of Klamath Falls, Oregon
For: Laying, constructing operating, maintaining, changing, relocating, removing and/or replacing a geothermal pipeline.
4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 25, 1986
Recorded: June 19, 1986
Volume: M86, page 10670, Microfilm Records of Klamath County, Oregon
In favor of: City of Klamath Falls, Oregon
For: Laying, constructing operating, maintaining, changing, relocating, removing and/or replacing a geothermal pipeline.
5. Right of First Refusal, subject to the terms and provisions thereof;
Dated: April 12, 1991
Recorded: May 29, 1991
Volume: M91, page 10029, Microfilm Records of Klamath County, Oregon
Owners: Ward's Klamath Funeral Home, Inc., James Ward, Joyce Ward and GLN Management
Purchasers: Eternal Hills Memorial Gardens, Inc.

State of Oregon, County of Klamath
Recorded 02/01/01, at 3:18 p. m.
In Vol. M01 Page 4178
Linda Smith,
County Clerk Fee \$ 31⁰⁰