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Vol M01 Page 28329
STATE OF OREGON, lcc

Newman Enterprises & 7 Grand, Inc.
3005 Vale Rd
Klamath Falls, Or 97603 *MT-2*
John B. Larsen dba Great Basin Truck Repair
1430 Klamath Avenue
Klamath Falls, Or 97601 *1A 7D*

Grantee's Name and Address

After recording, return to (Name, Address, Zip) *5B.5*
John B. Larsen dba Great Basin Truck
1430 Klamath Avenue
Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/14/01, at 2:47p.m.
In Vol. M01 Page 28329
Linda Smith,
County Clerk Fee \$ 21.00 eputy.

CE 6021

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Newman Enterprises, Inc. and 7 Grand, Inc., an
Oregon corporation
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by John B. Larsen dba
Great Basin Truck Repair
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

A fraction of NE 1/4 of the SW 1/4 East of the County Road in Section 5, Township 39 South
Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more
particularly described as follows:

Beginning at a point 1920 feet North of the quarter section corner between Sections 5 and
8, Township 39 South, Range 9 East of the Willamette Meridian; thence West 208.7 feet;
thence South 208.7 feet; thence East 208.7 feet; thence North 208.7 feet to the place of
beginning.

Lots 2 to 7, inclusive Block 2; Lots 6 to 10, inclusive, Block 3; Lots 1 to 14, inclusive,
Block 4; Lots 1 to 3, inclusive, Block 5;
All in Fairfield and vacated alley lying in Blocks 4 and 5 and vacated Burger Avenue and
vacated DeWoody Street in the County of Klamath, State of Oregon..

EXCEPTING the North one-half of vacated DeWoody Street adjacent to Lot 5, Block 3.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that
grantor will warrant and forever defend the 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 \$ 725,000.00. ① However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on November 15, 2000; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. 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.

Douglas D. Newman
Newman Enterprises by Douglas D. Newman

Dale Newman
Grand, Inc. by Dale Newman

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on November 17, 2000
by Douglas D. Newman & Dale Newman

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Patricia M. Johnson
Notary Public for Oregon
My commission expires Aug 4, 2004

01 JUN 14 2:47

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