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Vol MQ1 Page 33890

After Recording Return to:
KLAMATH COMMUNITY COLLEGE DISTRICT
 7390 South 6th Street
 Klamath Falls, OR. 97601

Until a change is requested all tax statements
 Shall be sent to the above address.

WARRANTY DEED
 (INDIVIDUAL)

JAKE, an Oregon Partnership, herein called grantor, convey(s) to **KLAMATH COMMUNITY COLLEGE DISTRICT**, a political subdivision of the State of Oregon, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same. except as shown above.

The true and actual consideration for this transfer is \$175,000.00.
 (here comply with the requirements of ORS 93.930)

JK 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.

Dated: July 6, 2001

JAKE, an Oregon Partnership

BY: *Katherine L. Parker*
KATHERINE L. PARKER, Managing Partner

STATE OF OREGON, County of **Klamath**) ss.

On July 12, 2001, personally appeared the above named **KATHERINE L. PARKER**, as Managing Partner for **JAKE, an Oregon Partnership**.

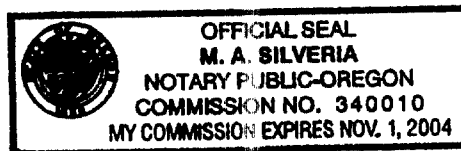
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00052649

Before me: *M. A. Silveria*
 Notary Public for Oregon
 My commission expires: 11-01-04

Official Seal



26A

Exhibit A

Lots 3, 4, and 5, Block 1, HILYARD TRACTS, in the County of Klamath, State of Oregon, the Northwestern line of said Lot 3 being established by Trueline Surveying, Inc. survey No. 6642 filed April 25, 2001.

SAVE AND EXCEPT that portion recorded December 17, 1971 in Book M-71 at Page 13283.

TOGETHER WITH that portion of vacated "V" Street adjoining that would attach thereto by Commissioner's Journal entered in M-68 at Page 299.

Together with a 40 foot access right to and from the property described herein at Highway Engineer Station 194+20 as reserved in deed to the State of Oregon recorded in Book M71 at Page 13283, and at Highway Engineer Station 193+10 as set out in Indenture of Access between the State of Oregon and Jake, Inc., an Oregon corporation recorded in Book M73 at Page 9646, records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/12/01 at 11:09a m.
In Vol. M01 Page 33890
Linda Smith,
County Clerk Fee \$ 26⁰⁰