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OC

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

SEND TAX STATEMENTS TO

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

\*\*See Note Below:

### 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 20<sup>th</sup> day of December, 2000.

*Blanche R. Franklin*

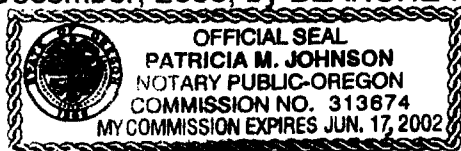
BLANCHE R. FRANKLIN, Trustee of the  
BLANCHE R. FRANKLIN TRUST

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 20<sup>th</sup> 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

\*\*NOTE: THIS DEED IS RE-RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION. THE CORRECT LEGAL DESCRIPTION IS SET FORTH ON EXHIBIT A-1 TO DEED ORIGINALLY RECORDED IN VOL. M01, PAGE 931.

*Blanche R. Franklin* 9-11-01

5RRV  
26.04

46179

## 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\$ 26<sup>00</sup>

EXHIBIT A-1 TO DEED ORIGINALLY  
RECORDED IN VOL. M01 Page 931

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

A tract of land situated in the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  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 the following described parcel: Beginning at the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9, and 10, Block 4, 300 feet to the West line of Avalon Street; thence North along said street 45.4 feet; thence West parallel to the North line of LaVerne Street to a point on the West line of Lot 7, Block 4, Third Addition to Altamont Acres; thence South along the West line of said Lot 7 to the point of beginning.

Further excepting that portion deeded to the State of Oregon for highway purposes by instrument recorded September 10, 1965 in M-65 at page 1556, records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 09/11/01 at 1:46 p. m.  
In Vol. M01 Page 46178  
Linda Smith,  
County Clerk Fee \$ 15 <sup>RR</sup>