

'01 SEP 18 PM3:17

mtc 54618-ms  
WARRANTY DEED

Vol M01 Page 47450

ELDORADO HILLS APARTMENTS, LTD., AN OREGON CORPORATION, SUCCESSOR BY MERGER  
TO ELDORADO HILLS APTS., LTD., A COLORADO CORPORATION

Grantor(s), hereby grant, bargain, sell and convey to:

DANIEL HAWKINS and JEANNETTE HAWKINS, husband and wife,

Grantee(s), and grantee's heirs, successors and assigns the following described real property, free of  
encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3809-020DC-00200-000 170255

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and  
those shown below, if any: and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 60,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address:  
2506 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 27th day of August , 2001.

SEE SIGNATURE PAGE ATTACHED HERETO  
AND MADE A PART HEREOF

ESCROW NO. 54618-MS

AFTER RECORDING RETURN TO:

Daniel Hawkins  
4006 TWIN PINES LANE  
Klamath Falls, OR 97603

3600 m

SIGNATURE PAGE

Eldorado Hills Apartments, Ltd.

by G.C. Musselman  
G.C. Musselman, President

by \_\_\_\_\_  
Karston Musselman, Treasurer

STATE OF Colorado

COUNTY OF El Paso SS. Sept. 11, 2001 ~~19~~

Personally appeared the above named  
G.C. Musselman, President

and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

Jennifer E. Pannell  
Notary Public  
State of Colorado  
My Commission expires: 4-3-05



STATE OF \_\_\_\_\_

SS. \_\_\_\_\_ 19\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ 2001,  
by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

SIGNATURE PAGE

Eldorado Hills Apartments, Ltd.

by \_\_\_\_\_  
G.C. Musselman, President

by [Signature]  
Karston Musselman, Treasurer

STATE OF \_\_\_\_\_

SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named

and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

STATE OF Oregon

SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF Washington

The foregoing instrument was acknowledged before me this Sept 12 2001,

by Karston Musselman  
as Treasurer on behalf of Eldorado Hills Apts, Ltd

WITNESS My hand and official seal. (seal)

[Signature]  
\_\_\_\_\_  
Notary Public  
State of Oregon  
My Commission expires: 21603

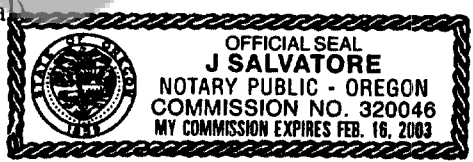


EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the W1/2 of the SE1/4 of Section 20, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, formerly described as Lots 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 24, 25, 26, Block 7, ELDORADO HEIGHTS, vacated by Ordinance No. 4865 City of Klamath Falls, Oregon, together with the Southeasterly 30 feet of vacated Clairmont Street adjoining said Lot 2 being approximately 88,769 square feet, together with the Northwesterly 30 feet of vacated Clairmont Street adjoining said Lot 2.

SAVING AND EXCEPTING, Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeasterly corner of Lot 19, Block 8 of said addition; thence North 49 degrees 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence South 32 degrees 04' 46" East a distance of 193.24 feet along the mid-block line of said Block 7; thence South 58 degrees 02' 22" West a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet (a radial bearing from said point being South 57 degrees 58' 06" West); thence Northwesterly along arc of said curve 117.58 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 1/2 inch iron pin at the Northeast corner of Parcel 2 which point is on the West line of Lexington Avenue from which the Southeast corner of the NW1/4 SE1/4 of said Section 20 bears North 21 degrees 27' 22" East 146.34 feet; thence South 02 degrees 44' 57" East 71.25 feet to a 1/2 inch iron pin; thence South 55 degrees 33' 18" West 72.53 feet to a 1/2 inch iron pin on the East line of Eldorado Boulevard; thence North 34 degrees 26' 42" West along said East line 92.26 feet to a 1/2 inch iron pin; thence North 55 degrees 33' 18" East 111.44 feet to a 1/2 inch iron pin; thence South 31 degrees 47' 00" East 31.67 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 5/8 inch iron rod on the mid block line of said Block 7, said point being South 32 degrees 04' 46" East a distance of 256.89 feet from a 1/2 inch iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32 degrees 04' 46" East a distance of 55.00 feet; thence South 58 degrees 02' 22" West a distance of 108.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8 inch iron rod; thence North 58 degrees 02' 22" East a distance of 109.66 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 1 inch iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49 degrees 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32 degrees 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67 degrees 19' 42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34 degrees 59' 30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 09/18/01 at 3:17 p. m.  
In Vol. M01 Page 47456  
Linda Smith,  
County Clerk Fee \$ 36.00