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THE GRANTOR, **R. C. HANES LIMITED PARTNERSHIP**, conveys and warrants to **BEVERLY PATE**, 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" as Legal Description attached hereto and made a part hereof

This Deed is given in fulfillment of that certain real estate contract dated MARCH 16, 1994, between **TIMM BURR, INC.**, seller, and **BEVERLY PATE**, buyer, which contract was recorded on APRIL 5, 1994, in Volume M94, Page 10014, records of Klamath County, Oregon, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

THIS DEED IS SUBJECT TO: any and all Restrictions, Reservations, Easements, Liens, Encumbrances, Covenants and Conditions recorded and of Record.

Property at: See attached Exhibit "A"

The true consideration for the conveyance is \$55,000.00.

Dated this 21<sup>st</sup> day of August, 2001.

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

R. C. HANES LTD BY  
R. C. HANES MANAGEMENT, INC

Ross C. Miles  
ROSS C. MILES, PRESIDENT

STATE OF WASHINGTON        }  
  }ss.  
COUNTY OF CLARK        }

On this day personally appeared before me **ROSS C. MILES, PRESIDENT of R. C. HANES LTD. BY R. C. HANES MANAGEMENT, INC.** to me known to be the individual described in and who executed the foregoing Instrument, and acknowledged to me that **HE** signed the same as **HIS** free and voluntary act and deed, for the uses and purposes therein mentioned.

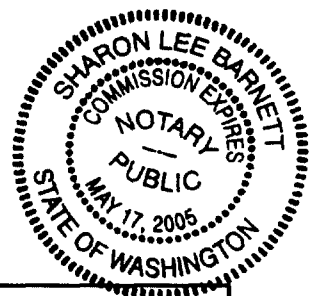
GIVEN under my hand and official seal this 21<sup>st</sup> day of August, 2001.

Sharon Lee Barnett

Notary Public in and for the State of WASHINGTON

Residing in VANCOUVER

My commission expires: 5/17/2005



<b>WARRANTY DEED</b> <b>R. C. HANES LIMITED PARTNERSHIP</b> <b>GRANTOR</b>  <b>TO</b> <b>BEVERLY PATE</b> <b>GRANTEE</b>	
After Recording Return to: AMERITITLE ATTENTION: ESCROW NO. 54F718-MS 222 S 6 <sup>TH</sup> STREET KLAMATH FALLS, OR 97601	
Until a change is requested, all tax statements shall be sent to the following address:  NO CHANGE REQUESTED	

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Parcel 1: A tract of real property in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, said tract being more particularly described as follows:

Beginning at a point on the Section line common to Sections 28 and 29 of the above named Township, Range and Meridian, which point is also on the southerly bank of Sprague River at the mean water line, is marked with a 1" iron pipe and bears South 1290.0 feet from the Section corner common to Sections 20, 21, 28 and 29 of the above mentioned Township, Range, and Meridian; thence continuing South along the Section line a distance of 135.0 feet to the 1/16 corner; thence East, parallel with the North boundary of said Section 28, a distance of 1314.3 feet; thence North 387.9 feet to the southerly right-of-way boundary of the Chiloquin-Sprague River Highway; thence along said right-of-way boundary N. 66°14' W. 530.48 feet and N. 68°01' W. 345.95 feet to the mean water line of Sprague River; thence following downstream along the said mean water line of Sprague River as follows: S. 22°31' W 131.9 feet; S. 38°49' W. 354.05 feet; S. 44°11' W 176.05 feet and S. 57°23' W. 133.98 feet, more or less, to the point of beginning, containing 14.81 acres, more or less, and being in Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 09/25/01 at 11:29 a. m.  
In Vol. M01 Page 48698  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>