

'02 JAN 15 AM 11:15 RECORDING, RETURN TO:

LINDA STELLE
AMERITITLE
PO BOX 752
BEND OR 97709
SEND TAX STATEMENTS TO:
AMERITITLE
PO BOX 752
BEND OR 97709

Vol M02 Page 2653

State of Oregon, County of Klamath
Recorded 01/15/2002 3:15 P m.
Vol M02, Pg 2653-54
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

mtl 53637-KR

STATUTORY WARRANTY DEED

Modoc Lumber Co., an Oregon corporation, Grantor, conveys and specially warrants to AmeriTitle, Inc., an Oregon corporation, Grantee, the real property located in Klamath County, Oregon, described on Exhibit A attached hereto and incorporated herein, free of encumbrances created or suffered by the Grantor, except the following:

1. Grant of Right of Way, subject to the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner, husband and wife, to Pacific Power & Light Company, a Main corporation, dated February 14, 1964, recorded February 24, 1964, in Volume 351 of Deeds, page 250, records of Klamath County, Oregon. (Affects a portion of Lot 10 and vacated alley adjacent)
2. Easement for existing public utilities in vacated street area reserved by Instrument dated August 6, 1973, recorded August 10, 1973 in Book M73 at page 10602, Microfilm Records of Klamath County, Oregon, and the conditions imposed by said instrument.
3. Renewal Plan, subject to the terms and provisions thereof, as disclosed by Ordinance No. 01-12, recorded August 22, 2001 in Volume M01, page 42666, Microfilm Records of Klamath County, Oregon.

The true consideration paid for this conveyance includes other value given.

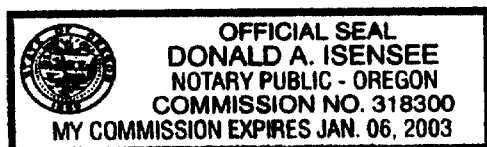
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

MODOC LUMBER CO.

By: Thomas J. Shaw
Thomas J. Shaw, President

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 30th day of December 2001 by Thomas J. Shaw as President of Modoc Lumber Co., an Oregon corporation.



Donald A. Iensee
Notary Public for Oregon
My commission expires: 1-6-03

26.00 m

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the SW1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a portion of Block 74 of "Klamath Addition" to the City of Klamath Falls, as approved in PLA NO. 17-01, being more particularly described as follows:

Beginning at a point on the Southwesterly right-of-way of Fourth Street which bears North 60 degrees 31' 43" West 364.98 feet from the most Westerly corner of Block 92 of "Klamath Addition" to the City of Klamath Falls, evidenced by a 5/8" iron rod with 1 1/2" aluminum cap per Survey Number 4012, Klamath County Records; thence leaving said right-of-way South 38 degrees 57' 46" West 124.75 feet; thence South 83 degrees 21' 35" West, 189.39 feet to a point on the Northeasterly right-of-way of Third Street; thence along said right-of-way North 51 degrees 04' 00" West, 87.50 feet to the intersection of said Third Street right-of-way with the Southeasterly right-of-way of Klamath Avenue; thence leaving said Third Street right of way and along said right-of-way of Klamath Avenue North 38 degrees 57' 46" East, 260.00 feet to the intersection of said Klamath Avenue right-of-way with the Southwesterly right-of-way of Fourth Street; thence leaving said Klamath Avenue right-of-way and along said right-of-way of Fourth Street South 51 degrees 04' 00" East, 220.00 feet to the point of beginning.