



THIS SPACE RESERVED FOR RECORDER'S USE
MT 55245-KR

After recording return to:
ANDERSON & COMPANY, L.L.C., AN OR
3740 SW JERALD COURT
PORTLAND, OR 97221

Until a change is requested all
tax statements shall be sent to
the following address:
ANDERSON & COMPANY, L.L.C., AN OR
3740 SW JERALD COURT
PORTLAND, OR 97221

Escrow No. MT55245-KR
Title No. _____

Vol M02 Page 14886

State of Oregon, County of Klamath
Recorded 03/13/2002 11:15 A.m.
Vol M02, Pg 14886-87
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2.

'02 MAR 13 AM 11:15

WARRANTY DEED


HAROLD G. LEE, M.D. P.C. P.S.R.P./M.P.P.P. An Oregon Professional Corporation
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANDERSON & COMPANY, L.L.C., AN OREGON LIMITED LIABILITY COMPANY
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
ACCT #3909-021B0-01700 KEY #581819

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.

The true and actual consideration for this conveyance is \$ 975,000.00.

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 this 8th day of March, 2002.


HAROLD G. LEE

State of Oregon
County of ~~KLAMATH~~ MULTNOMAH

This instrument was acknowledged before me on March 8, 2002 by
HAROLD G. LEE, M.D. President of Harold G. Lee M.D.P.C. An Oregon Professional Corporat





(Notary Public for Oregon)
My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point which lies South 0 degrees 10' West along the Section line a distance of 375 feet from the Northwest corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; North 88 degrees 50 1/2' East 300 feet to a point; thence South 0 degrees 10' West 265.6 feet to a point; thence South 88 degrees 50 1/2' West 300 feet to the section line; thence North 0 degrees 10' East along said Section line 265.6 feet to the point of beginning.

PARCEL 2

Beginning at an iron pin which lies South 0 degrees 10' West along the Section line a distance of 238 feet and North 88 degrees 50 1/2' East parallel to the 40 line a distance of 300 feet from the Northwest corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88 degrees 50 1/2' East a distance of 56 feet to a point; thence North 0 degrees 10' East a distance of 238 feet to a point on the 40 line; thence North 88 degrees 50 1/2' East along the 40 line; a distance 279 feet to a point; thence South 0 degrees 10' West a distance of 583.8 feet to a point; thence South 89 degrees 40' East a distance of 160 feet to a point; thence South 0 degrees 10' West a distance of 270 feet to a point in the centerline of Morningside Lane; thence South 88 degrees 50 1/2' West along the centerline of Morningside Lane a distance of 795 feet to a point on the West line of Section 21; thence North 0 degrees 10' East along the West line of Section 21 a distance of 217.4 feet to a point; thence North 88 degrees 50 1/2' East a distance of 300 feet to a point; thence North 0 degrees 10' East a distance of 402.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion lying within Midland Road and Joe Wright Road.