

'02 MAR 27 PM 1:31

After Recording Return to:  
Patrick G. Huycke  
502 W. Main St., Suite 102  
Medford, Oregon 97501

Until a change is requested,  
all tax statements shall be  
sent to the following address:  
Klamath Falls Center, LLC  
c/o C. A. Galpin  
990 N. Phoenix Rd., Suite 105  
Medford, OR 97504

*K58415*  
**WARRANTY DEED**

DALE W. RING and VIRGINIA I. RING, husband and wife,  
"Grantors", convey and warrant to KLAMATH FALLS CENTER, LLC, an  
Oregon limited liability company, "Grantee", all of Grantor's  
right, title and interest in and to the following described  
property:

**SEE EXHIBIT "A"**

SUBJECT TO:

**SEE EXHIBIT "B"**

The true and actual consideration for this transfer is  
the sum of \$16,347.58.

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 32 day of March, 2002

Dale W. Ring by Virginia I. Ring, attorney in fact  
Dale W. Ring  
Virginia I. Ring  
Virginia I. Ring

"Grantors"

STATE OF OREGON )

) ss.

MARCH 22, 2002

COUNTY OF OREGON )

by Virginia I. Ring, Attorney in fact

Personally appeared DALE W. RING and VIRGINIA I. RING, husband and wife, and acknowledged said instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

My Commission Expires: 8-2-03

**Exhibit "A"**  
**Property Description**  
**Ring Parcel 6A**

A tract of land situated in the Southwest One-Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe; thence along the Southerly line of Simmers Avenue, South 89°05'07" West, 393.37 feet; thence leaving said Southerly line, South 00°33'48" West, 747.81 feet to the True Point of Beginning; thence North 90°00'00" East, 71.83 feet; thence South 46°23'16" East, 52.77 feet; thence South 00°33'48" West, 246.09 feet to a point on the Northeasterly right-of-way of the Klamath Falls-Lakeview Highway; thence along said Northeasterly right-of-way, North 46°09'38" West, 151.62 feet; thence leaving said Northeasterly right-of-way, North 00°33'48" East, 177.46 feet to the point of beginning.

Said tract contains 24,685 square feet (0.567 acres), more or less.

TOGETHER WITH all of Grantor's interest, if any, in Parcel 3 of Land Partition 42-01, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said land partition being situated in the S1/2NW/1/4SW1/4, and SE1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

**Exhibit "B"**  
**Permitted Exceptions**

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (No delinquent or unpaid liens and assessments as of the date of this deed.)
2. Any unpaid charges or assessments of the Enterprise Irrigation District. (No delinquent or unpaid liens and assessments as of the date of this deed.)
3. Rules, regulations and assessments of South Suburban Sanitary District. (No delinquent or unpaid liens and assessments as of the date of this deed.)
4. Limited access provisions contained in Deed from H. N. Ring aka Henry Ring to the State of Oregon, by and through its State Highway Commission recorded July 25, 1972 in M-72 on page 8068, Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
5. Truck Access, Secondary Access, and Access, Drainage and Utility Easement as they affect Parcel Two and Three created on Land Partition No. 42-01, filed in the office of the Klamath County Clerk, Klamath County, Oregon.