

'02 MAR 27 PM 1:32

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

K58416
WARRANTY DEED

KERMIT WHITTEMORE and RICHARD WHITTEMORE, tenants in common, each as to an undivided one-half interest, "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"

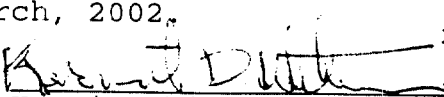
SUBJECT TO:

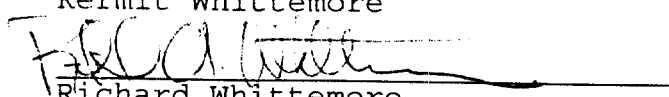
SEE EXHIBIT "B"

The true and actual consideration for this transfer is the sum of \$24,413.56.

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 ____ day of March, 2002.


Kermit Whittemore


Richard Whittemore

"Grantors"

17943

STATE OF OREGON)

) ss.

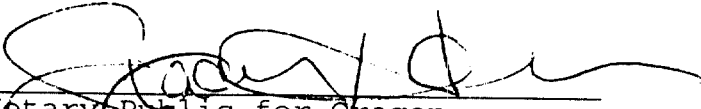
COUNTY OF OREGON)

March 22, 2002

*RICHARD Whittemore Attorney
in fact*

Personally appeared KERMIT WHITTEMORE and RICHARD WHITTEMORE, and acknowledged said instrument to be their voluntary act and deed.

Before me:


Notary Public for Oregon

My Commission Expires: 8-2-03

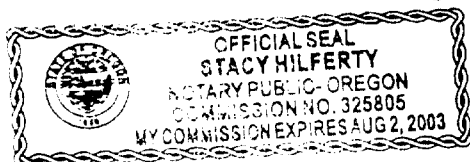


Exhibit "A"
Property Description
Whittemore Parcel 7A

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 of said Section 1, evidenced by a 3/4" iron pipe; thence along the Southerly line of Simmers Avenue, South 89°05'07" West 393.38 feet; thence leaving said Southerly line, South 00°33'48" West, 747.81 feet to the True Point of Beginning; thence South 00°33'48" West, 177.46 feet to a point on the Northeasterly right-of-way of the Klamath Falls-Lakeview Highway; thence along said right-of-way North 46°09'38" West, 213.56 feet; thence North 43°50'22" East, 40.94 feet; thence North 90°00'00" East, 127.43 feet to the point of beginning.

Said tract contains 15,678 square feet (0.360 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 Connie A. Whittemore to the State of Oregon, by and through its State Highway Commission recorded June 25, 1973 in M-73 on page 7954 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, Drainage and Utility Easement as they affect Parcel Two and Parcel Three on Land Partition No. 42-01, filed in the office of the Klamath County Clerk, Klamath County, Oregon.