

'02 APR 19 PM 1:18

Vol M02 Page 23218

GRANTOR NAME AND ADDRESS: Coulter,
Conyers, Montgomery, Zupan, et al.

GRANTEE NAME AND ADDRESS:
Alameda Foothills Development LLC
2543 Lakeshore Dr.
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 04/19/2002 1:18 p m.
Vol M02, Pg 23218-23222
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

APR 18 2002

AFTER RECORDING RETURN TO:

OC/ Neal G. Buchanan
435 Oak Ave.
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED - STATUTORY FORM

Paula Z. Coulter, Mary Elizabeth Conyers, Amy Annette Montgomery, Thomas George Zupan, James F. Novak, Edward P. Bomber and Kay Z. Bomber, Trustees under the Edward P. and Kay Z. Bomber Living Trust dated October 4, 2000, M. Egbert and Neal G. Buchanan Grantor(s), convey and warrant to Alameda Foothills Development LLC Grantee, the real property described on Exhibit A, saving and excepting therefrom the real property described on Exhibit B.

See the attached Exhibit A and Exhibit B

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

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

The true and actual consideration for this conveyance is \$-0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being exchange for LLC interest.

DATED this 19 day of April, 2002.

Paula Z. Coulter
Paula Z. Coulter

Mary Elizabeth Conyers
Mary Elizabeth Conyers

Amy Annette Montgomery
Amy Annette Montgomery

Thomas George Zupan
Thomas George Zupan

James F. Novak
James F. Novak

Edward P. and Kay Z. Bomber
Living Trust uad October 4, 2000

By Edward P. Bomber
Edward P. Bomber, Trustee

M. Egbert
M. Egbert

By Kay Z. Bomber
Kay Z. Bomber, Trustee

Neal G. Buchanan
Neal G. Buchanan

STATE OF Idaho, County of Ada) ss.

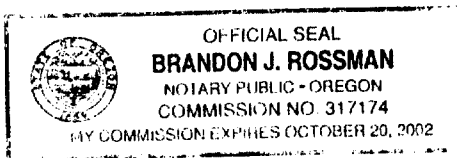
This instrument was acknowledged before me on 2/24/02,
by Paula Coulter

Laurel Cole

NOTARY PUBLIC FOR the State of Idaho

STATE OF Oregon, County of Clackamas) ss.

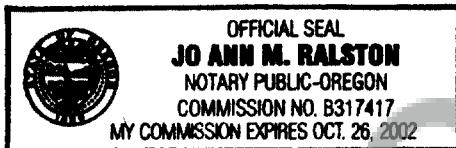
This instrument was acknowledged before me on 3/5/02,
by Mary Beth Z. Conyers



Brandon J. Rossman
NOTARY PUBLIC FOR Walla Walla, Bk
State of Oregon

STATE OF Oregon, County of Washington) ss.

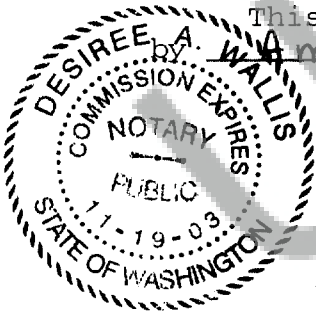
This instrument was acknowledged before me on March 7th, 2002
by Thomas George Cupan



Jo Ann M. Ralston
NOTARY PUBLIC FOR Oregon

STATE OF Washington, County of Snohomish) ss.

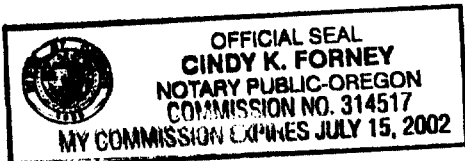
This instrument was acknowledged before me on March 15, 2002
by Amy Annette Montgomery



Desiree A. Wallis
NOTARY PUBLIC FOR 11-19-03

STATE OF Oregon, County of Benton) ss.

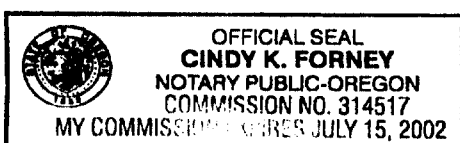
This instrument was acknowledged before me on March 22, 2002
by RAY Z. Bunker and Trust



Cindy K. Forney
NOTARY PUBLIC FOR Oregon - 11/15/02

STATE OF Oregon, County of Benton) ss.

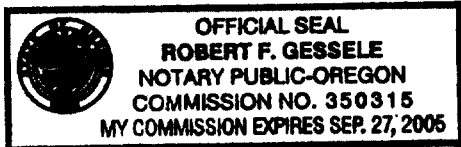
This instrument was acknowledged before me on March 22, 2002
by Edward P. Bunker and Trust



Cindy K. Forney
NOTARY PUBLIC FOR Oregon - 11/15/02

STATE OF OREGON, County of KLAMATH ss.

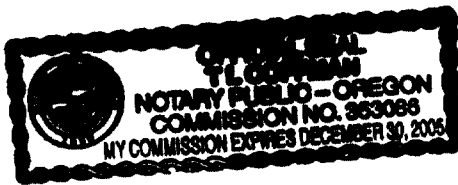
This instrument was acknowledged before me on 4-11-02,
by JAMES NOVAK



Robt Gessele
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 4-16-02,
by M. Egbert



L. L. Coffman
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 19, 2002,
by Neal G. Buchanan.



Marsha Cobine
NOTARY PUBLIC FOR OREGON

Unrecorded Copy

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

A parcel of land lying in Tracts 20 and 21 of Enterprise Tracts, according to the official plat thereof on file in the of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning, TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

PARCEL 2:

All of Tract 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom that portion conveyed to Joe Bart and Edith Bart by Deed Volume 305, page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed Volume 337, page 350, and by Deed Volume M67, page 7464, all Records of Klamath County, Oregon.

EXHIBIT "B"

A tract of land situated in Tract 20 and vacated Juniper Way, ENTERPRISE TRACT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being a portion of that tract of land described in Deed Volume 305, page 230, Deed Records of Klamath County, Oregon and more particularly described as follows:

Beginning at a point on the West line of said Tract 20 from which the Northwest corner of said Tract 20 bears North 00 degrees 04' 55" West 316.41 feet, said point being 70.00 feet left of Eng. Sta. 33+34.89 Foothill Boulevard; thence South 73 degrees 26' 21" East 115.11 feet to a point 70.00 feet left of Eng. Sta. 34+50.00; thence South 65 degrees 50' 40" East 151.33 feet to a point 50.00 feet left of Eng. Sta. 36+00.00; thence South 73 degrees 26' 21" East 100.00 feet to a point 50.00 feet left of Eng. Sta. 37+00.00; thence South 79 degrees 56' 54" East 308.75 feet to a point 85.00 feet left of Eng. Sta. 40+06.76; thence on the arc of a curve to the left (radius point bears North 16 degrees 33' 39" East 1347.40 feet, central angle = 0 degrees 42' 01") 16.47 feet to a point on the East line of said Tract 20, said point is South 00 degrees 04' 27" East 499.97 feet from the Northeast corner of said Tract 20 and being 85.00 feet left of Eng. Sta. 40+24.27; thence along said East line of said Tract 20 and 21 South 00 degrees 04' 27" East 206.90 feet to a point 115.00 feet right of Eng. Sta. 40+76.86; thence North 71 degrees 03' 31" West 75.76 feet to a point 110.00 feet right of Eng. Sta. 40+06.76; thence North 62 degrees 22' 19" West 312.58 feet to a point 50.00 feet right of Eng. Sta. 37+00.00; thence North 73 degrees 26' 21" West 329.24 feet to a point on the West line of said Tract 20, being 50.00 feet right of Eng. Sta. 33+70.76; thence North 00 degrees 04' 55" West 125.25 feet to the point of beginning and with bearings based on Foothill Boulevard.

Tax Account No:	3809 03400 00200	3809 03400 00300
	(covers other property)	(covers other property)