

02 MAY 23 PM 2:57

After Recording Return to:
Mr. And Mrs. Roger D. Watkins

General Delivery
Sprague River, OR 97639

State of Oregon, County of Klamath
Recorded 05/23/2002 2:57 p. m.
Vol M02, Pg 30715
Linda Smith, County Clerk
Fec \$ 2100 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

WARRANTY DEED
(INDIVIDUAL)

WILLIAM M. GANONG, TRUSTEE OF THE WMGPS TRUST and WILLOW MANOR MOBILE HOME PARK, LLC, herein called Grantors, convey(s) to **ROGER D. WATKINS and DEBORAH L. WATKINS**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The SE 1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT the following described portion thereof, as follows:

Beginning at a point which is the NW 1/4 corner of the SE 1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian; thence 208 feet East along the North line of said SE 1/4; thence South and parallel to the West line of the said SE 1/4 to the South line of said Section 6; thence along the said South line of said Section 6, a distance of 208 feet to the Southwest corner of the said SE 1/4; thence North along the West line of said SE 1/4 to the point of beginning and being a strip 208 feet wide off the Westerly portion of the said Section 6.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$253,000.00**, of which the portion to which Willow Manor Mobile Home Park, LLC is entitled, is paid to an accommodator pursuant to an I.E.C. 1031 Exchange.
(here comply with the requirements of ORS 93.930)

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 May 21, 2002.

WILLOW MANOR MOBILE HOME PARK, LLC

BY: Andrew A. Patterson
ANDREW A. PATTERSON, President

WMGPS TRUST

BY: William M. Ganong Trustee
WILLIAM M. GANONG, Trustee

STATE OF OREGON, County of Klamath) ss.

On May 21, 2002, personally appeared William M. Ganong as Trustee of the WMGPS TRUST and Andrew A. Patterson, as President of WILLOW MANOR MOBILE HOME PARK, LLC.

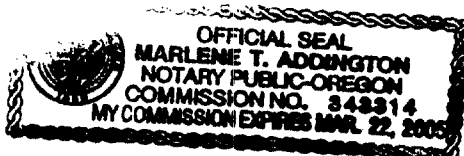
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00054920

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



21A