

02 OCT 16 AM 11:09



After recording return to:
Mr. and Mrs. Robert Lee Howard
8172 SW Lori Way
Beaverton, Oregon 97007

Until a change is requested all tax statements
shall be sent to the following address:
Same as above

Escrow No. 291652A
Title No. K58399

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 59015

State of Oregon, County of Klamath
Recorded 10/16/2002 11:09a. m.
Vol M02, Pg 59015-17
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

ROBERT LEE HOWARD AND VERONICA LYNNE HOWARD, husband and wife

 , Grantor, conveys and warrants to HOWARD'S ELDORADO HEIGHTS, LLC, an
Oregon limited liability company

 , Grantee, the following described real property free of liens and encumbrances, except as
specifically set forth herein: An undivided 9.749% interest in the following:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT:

Covenants, conditions and restrictions as shown on the plat; Cross Easement recorded January 11, 1996
in Volume M96, Page 922, Deed Records for Klamath Falls, Oregon; Grant of Easement recorded
January 11, 1996 in Volume M96, Page 925, Deed Records for Klamath Falls, Oregon; Trust Deed in
favor Dunex Commercial, Inc. recorded September 1, 1998 in Volume M98, Page 32191, Mortgage
Records for Klamath Falls, Oregon, which Trust Deed Grantees herein assume and agree to pay; Taxes
for fiscal year 2002-2003, a lien but not yet payable.

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.

The true consideration for this conveyance is \$ NONE (Here comply with the requirements of ORS
93.030)

Dated this 3rd day of October, 2002.

Robert Lee Howard

Veronica Lynne Howard

K31-

59016

STATE OF Oregon
County of Marion } ss.

This instrument was acknowledged before me on this 3rd day of October, 2002
by ROBERT LEE HOWARD AND VERONICA LYNNE HOWARD



Sandy Hager
Notary Public for Oregon
My commission expires: 3-22-04

EXHIBIT 'A'

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Parcel 1: A parcel of land situated in portions of Vacated Blocks 2, 3, 6, 7, 9 and 10, Eldorado Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point being the intersection of the Southerly right of way line of Eldorado Boulevard and Northwest right of way line of Sloan Street; thence South 38°16'30" West along said right of way line of Sloan Street, a distance of 576.60 feet to the South right of way line of Dahlia Street; thence North 51°43'30" West along said right of way line, a distance of 25.00 feet; thence South 38°16'30" West a distance of 100.00 feet; thence North 51°43'30" West a distance of 175.00 feet; thence North 38°16'30" East a distance of 668.38 feet, to a point on the Southerly right of way line of Eldorado Boulevard; thence Southeasterly along the arc of a 8°28'30" curve to the right, a distance of 200.77 feet to the point of beginning.

Parcel 2: Lot 2, Block 10 Eldorado Addition to the City of Klamath Falls, EXCEPTING THEREFROM the Southeasterly 19 feet, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3: Easement as disclosed in Cross Easement Agreement, recorded January 11, 1996 in Volume M96 page 922, Deed records of Klamath County, Oregon.