



MT 58607-KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:
GLENRIDGE PLACE, a partnership
5761 GLENRIDGE PLACE
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:
GLENRIDGE PLACE, a partnership
5761 GLENRIDGE PLACE
KLAMATH FALLS, OR 97603

Escrow No. MT58607-KR
Title No. _____

State of Oregon, County of Klamath
Recorded 12/03/2002 3:03 P. m.
Vol M02, Pg 70276-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

02 DEC 3 PM 3:03

WARRANTY DEED

DENNIS REGENCY, LLC,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GLENRIDGE PLACE, a partnership
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY #569183 3909-014BD-00100-000
KEY #867271 3909-014BD-00400-000
KEY #571287 3909-014BA-07500-000
KEY #569664 3909-014AB-04200-000
KEY #570938 3909-014AC-05500-000
KEY #867262 3909-014AC-05501-000

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ **120,000.00**.

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 21st day of OCTOBER, 2002.

DENNIS REGENCY, LLC
BY: Ernest E. Dennis
ERNEST E. DENNIS, MANAGER

State of Oregon
County of LANE

This instrument was acknowledged before me on October 21, 2002 by
ERNEST E. DENNIS AS MANAGER OF DENNIS REGENCY, LLC.

Dana M Gering
(Notary Public for Oregon)
My commission expires 4.30.2004



26.0 M

70277

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 and NE1/4 of Section 14, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of "Tract 1292 – Regency Estates – Phase 1" thence North 01°44'41" West 338.54 feet; thence North 30°55'12" West 324.33 feet; thence North 00°01'04" East 358.74 feet to a point 30 feet North of the Northerly line of the NE1/4 NW1/4 of said Section 14; thence South 89° 58' 56" East 484.88 feet to the Southwest corner of Block 6 of "Tract 1035 – Gatewood"; thence continuing South 89°58'56" East, along the South line of said "Tract 1035", 597.98 feet to a point on the Westerly right of way line of the USBR 1-C-7 Drain; thence, along the said Westerly right of way line, South 01°17'15" East 59.45 feet and South 10°46'25" West 959.07 feet to a point on the North line of said "Tract 1292"; thence along the said North line, North 58°00'34" West 123.77 feet, South 88°15'19" West 453.99 feet; South 01°44'41" East 20.00 feet and South 88°15'19" West 170.00 feet to the point of beginning, with bearings based on the plat of said "Tract 1035 – Gatewood" on file at the office of the Klamath County Surveyor.