



MT 99289-KR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 74384

After recording return to:
DON PURIO, INC., AN OREGON CORPOR
5429 BARTLETT
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:
DON PURIO, INC., AN OREGON CORPOR
5429 BARTLETT
KLAMATH FALLS, OR 97603

Escrow No. MT59289-KR
Title No. _____

State of Oregon, County of Klamath
Recorded 12/19/2002 3:01 P m.
Vol M02, Pg 74384-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

02 DEC 19 PM3:01

GLENRIDGE PLACE, A PARTNERSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DON PURIO, INC., AN OREGON CORPORATION
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:

PLEASE SEE ATTACHED EXHIBIT A"

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 \$ 50,000.00.

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 17th day of December 2002.

GLENRIDGE PLACE, A PARTNERSHIP
BY: Melvin L. Stewart
MELVIN L. STEWART, PARTNER

BY: Mary Lou Stewart
MARY LOU STEWART, PARTNER

BY: Darcy K. Stewart
DARCY K. STEWART, PARTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 17, 2002 by
MELVIN L. STEWART, MARY LOU STEWART, & DARCY K. STEWART, PARTNERS OF GLENRIDGE
PLACE, A PARTNERSHIP.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



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 Lot 14 of "Tract 1292 Regency Estates – Phase 1", thence North 01° 44' 41" West 255.00 feet; thence North 88° 15' 19" East 110.00 feet; thence North 01° 44' 41" West 44.74 feet; thence South 89° 58' 56" East 516.87 feet; thence North 10° 46' 25" East 22.06 feet; thence South 79° 13' 35" East 170.00 feet to a point on the Westerly right of way line of the USBR 1-C-7 Drain; thence South 10° 46' 25" West, along said Westerly right of way line, 325.00 feet to a point on the boundary of said "Tract 1292 – Regency Estates – Phase 1"; thence, along the boundary of said "Tract 1292", 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 1292 – Regency Estates – Phase 1" on file at the office of the Klamath County Surveyor.