

'03 MAR 4 AM 11:06

MTL 57719

Vol M03 Page 13197

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME  
Durward L. Boyles

GRANTEE'S NAME  
Alberts Development L.L.C.

SEND TAX STATEMENTS TO:  
Alberts Development LLC  
2660 Edgewater Drive  
Eugene, OR 97401

AFTER RECORDING RETURN TO:  
Alberts Development LLC  
2660 Edgewater Drive  
Eugene, OR 97401

State of Oregon, County of Klamath  
Recorded 03/04/2003 11:06 a. m.  
Vol M03 Pg 13197-98  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Durward L. Boyles, as an Individual, Grantor, conveys and warrants to

Alberts Development L.L.C., a Ltd. Liability Co., Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon,

See attached legal description as Exhibit "A"

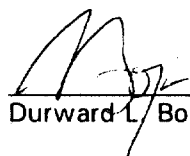
Subject to and excepting:

Covenants, conditions, restrictions and easements of records.

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$125,000.00 (See ORS 93.030)

DATED: January 17, 2003

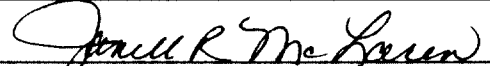
  
Durward L. Boyles *attorney-in-fact*

STATE OF OREGON  
COUNTY OF LANE

This instrument was acknowledged before me on

JANUARY 22ND, 2003

by Durward L. Boyles *by RICHARD BOYLES, ATTORNEY IN FACT*

  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 11/5/06



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**13198**

**PARCEL 1:**

A portion of the N1/2 SW1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway 58; thence along said Northeasterly line of said right of way in a general Northwesterly direction, a distance of 1,300 feet to a point which is the true point of beginning; thence at right angles to said highway right of way line in a generally Northeasterly direction, 250 feet to a point; thence at right angles to said last mentioned course and in a generally Southeasterly direction, 350 feet to a point; thence at right angles to said last mentioned course and in a generally Southwesterly direction, 250 feet, more or less, to said Northeasterly right of way line of said Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction, a distance of 350 feet, more or less to the point of beginning.

**PARCEL 2:**

A rectangular portion of the NE1/4 of the SW1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point where the North-South centerline of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction a distance of 650 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Northeasterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 300 feet to a point; thence at right angles to said last course and in a generally Southwesterly direction a distance of 250 feet, more or less, to the said Northeasterly right of way line of said Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Southeasterly direction a distance of 300 feet, more or less, to the point of beginning.