

WARRANTY DEED

D & S PROPERTIES, an Oregon partnership consisting of **Gerrit A. Degroot, Arie C. Degroot, and Ben Degroot**, which took title as **D & S Properties**, a co-partnership, Grantor, for the true and actual consideration of \$145,000.00 does convey unto **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to the following described property:

A parcel of land lying in Lot 10, Block 4, **ALTAMONT ACRES**, Klamath County, Oregon and being that property described in that deed to **D & S Properties**, recorded in Book M-99, Page 15476 of Klamath County Record of Deeds.

The parcel of land to which this description applies contains 11,915 square feet, more or less.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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.

RETURN TO AND TAX STATEMENT TO
~~OREGON DEPARTMENT OF TRANSPORTATION~~
~~RIGHT OF WAY SECTION~~
~~355 CAPITOL STREET NE, ROOM 420~~
~~SALEM OR 97301-3874~~

Account No.: 529654 39 09 03DC 1200

Property Address: 3607 Hilyard Ave.
Klamath Falls OR 97603

After Recording return to:
Klamath County Public Works
305 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 03/20/2003 12:25 P m.
Vol M03 Pg 16794-9.5
Linda Smith, County Clerk
Fee \$ NC # of Pgs 2

16795

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Klamath County, unless and until accepted and approved by the recording of this document.

Dated this 31st day of January, 2003.

D & S PROPERTIES, an Oregon partnership consisting of Gerrit A. Degroot, Arie C. Degroot, and Ben Degroot, which took title as D & S Properties, a co-partnership

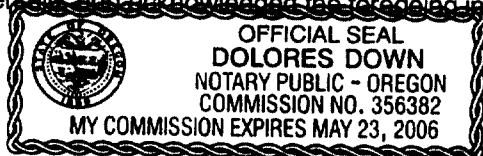
By [Signature]
Gerrit A. Degroot, Partner

By [Signature]
Arie C. Degroot, Partner

By [Signature]
Ben Degroot, Partner

STATE OF OREGON, County of Klamath

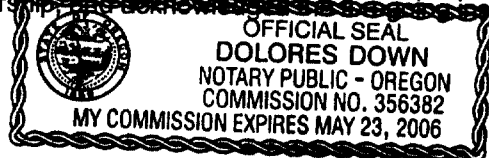
Dated January 31, 2003. Personally appeared the above named Gerrit A. Degroot, who being sworn, stated that he is a partner of D & S Properties, an Oregon partnership which took title as D & S Properties a co-partnership, and acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires 5-23-2006

STATE OF OREGON, County of Klamath

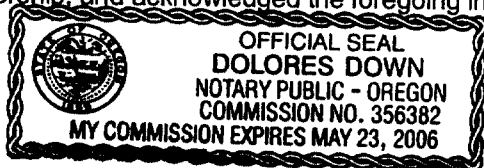
Dated January 31, 2003. Personally appeared the above named Arie C. Degroot, who being sworn, stated that he is a partner of D & S Properties, an Oregon partnership which took title as D & S Properties a co-partnership, and acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires 5-23-2006

STATE OF OREGON, County of Klamath

Dated January 31, 2003. Personally appeared the above named Ben Degroot, who being sworn, stated that he is a partner of D & S Properties, an Oregon partnership which took title as D & S Properties a co-partnership, and acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires 5-23-2006

Accepted on behalf of Klamath County

[Signature]

1/17/03

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ael/gmh