



MTL 60432-KR

Vol M03 Page 30303

THIS SPACE RESERVED FOR RECORDER'S USE

'03 MAY 7 AM 11:18

After recording return to:
GLENWOOD REGENCY DEVELOPMENT,
LLC, AN OREGON LIMITED LIABILITY
COMPANY

5249 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 05/07/2003 11:18 a m.

Vol M03 Pg 30303-04

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

GLENWOOD REGENCY DEVELOPMENT,
LLC, AN OREGON LIMITED LIABILITY
COMPANY

5249 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT60432-KR

WARRANTY DEED.

GLENRIDGE PLACE, A PARTNERSHIP, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GLENWOOD REGENCY DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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

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 \$90,000.00.

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 6th day of May, 2003.

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

BY: ~~MARY LOU STEWART~~

BY: Lisa M Stewart
LISA M. STEWART, PARTNER

BY: Matthew Stewart
MATTHEW STEWART

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 6, 2003 by MELVIN L. STEWART, MARY LOU STEWART, DARCY K. STEWART, ~~MARY LOU STEWART~~ LISA M. STEWART & MATTHEW STEWART, AS MEMBERS 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 N1/2 of Section 14, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of Block 5 of "Tract 1035 – Gatewood", from which the Southeast corner of said Block 5 bears South 89 degrees 58' 56" East 179.32 feet; thence South 89 degrees 58' 56" East 179.32 feet to the said Southeast corner of Block 5, said point being on the Westerly right of way line of the U.S.B.R. 1-C-7 drain; thence, along the said Westerly right of way line, South 01 degrees 17' 15" East 59.45 feet and South 10 degrees 46' 25" West 634.07 feet; thence, leaving said Westerly right of way line, North 79 degrees 13' 35" West 170.00 feet; thence South 10 degrees 46' 25" West 22.06 feet; thence North 89 degrees 58' 56" West 516.87 feet; thence South 01 degrees 44' 41" East 44.74 feet; thence South 88 degrees 15' 19" West 110.00 feet; thence North 01 degrees 44' 41" West 83.54 feet; thence North 30 degrees 55' 12" West 324.33 feet; thence North 00 degrees 01' 04" East 298.74 feet; thence South 89 degrees 58' 56" East 90.00 feet; thence, along the arc of a curve to the right (radius equals 20.00 feet and central angle equals 90 degrees 00' 00") 31.42 feet; thence South 89 degrees 58' 56" East 60.00 feet; thence South 00 degrees 01' 04" West 95.00 feet; thence, along the arc of a curve to the left (radius equals 20.00 feet and central angle equals 90 degrees 00' 00") 31.42 feet; thence South 00 degrees 19' 25" East 60.00 feet; thence South 89 degrees 58' 56" East 119.43 feet; thence South 00 degrees 01' 04" West 75.95 feet; thence South 30 degrees 55' 12" East 83.21 feet; thence South 89 degrees 58' 56" East 493.47 feet; thence North 10 degrees 46' 25" East 292.13 feet; thence, along the arc of a curve to the left (radius equals 170.00 feet and central angle equals 10 degrees 45' 21") 31.91 feet; thence North 00 degrees 01' 04" East 83.60 feet to the point of beginning with bearings based on the plat of "Tract 1035 – Gatewood" on file at the office of the Klamath County Surveyor.