

03 MAY 7 AM 11:18

MTZ 1396-4955

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STATE OF OREGON,

} ss.

DON PURIO, INC., an Oregon corporation  
 5249 BARTLETT AVENUE  
 KLAMATH FALLS, OR 97603

Grantor's Name and Address

GLENWOOD REGENCY DEVELOPMENT, LLC  
 5249 BARTLETT AVENUE  
 KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
 SAME AS GRANTEE

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 SAME AS GRANTEE

State of Oregon, County of Klamath

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

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DON PURIO, INC., an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GLENWOOD REGENCY DEVELOPMENT, LLC, an Oregon limited liability company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on May 6, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

DON PURIO, INC., an Oregon corporation  
 by: *[Signature]*

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 6, 2003

by

This instrument was acknowledged before me on

by DON PURIO

as PRESIDENT

of DON PURIO, INC., an Oregon corporation



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.