

03 JUL 31 PM 3:14

MT6-61968 LW



Vol M03 Page 54654

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
NELSON'S SAGE MEADOWS, LLC AN
ACTIVE NEVADA LIMITED LIABILITY
COMPANY
2005 BUCKLEY WAY
SPARKS, NV 89431-3322

State of Oregon, County of Klamath
Recorded 07/31/2003 3:14 p m
Vol M03 Pg 54654-56
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

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

NELSON'S SAGE MEADOWS, LLC AN
ACTIVE NEVADA LIMITED LIABILITY
COMPANY
2005 BUCKLEY WAY
SPARKS, NV 89431-3322

Escrow No. MT61968-LW

WARRANTY DEED

NELSON'S

GARLAND WEST, INC., an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to **NELSON'S SAGE MEADOWS, LLC AN ACTIVE NEVADA 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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 **THE TRUE AND ACTUAL CONSIDERATION OF THIS CONVEYANCE IS PURSUANT TO A IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR AND/ OR GRANTEE.**

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 31 day of July, 2003.

GARLAND WEST, INC.
BY: Thomas A. Burns
THOMAS A. BURNS, PRESIDENT

BY: Inger H. Burns
INGER H. BURNS, SECRETARY/TREASURER

3/12

State of Oregon
County of KLAMATH

54655

This instrument was acknowledged before me on July 31 2000 by THOMAS A. BURNS AS PRESIDENT AND
INGER H. BURNS AS SECRETARY/ TREASURER OF GARLAND WEST, INC..

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2003

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the E1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly point of TRACT 1085, COUNTRY GREEN, A DULY recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South 65° 17' 56" East, 1,644.59 feet from the N1/4 corner of said Section 13; thence Easterly along the Southerly line of said TRACT 1085, COUNTRY GREEN, North 66° 35' 44" East 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angles = 21° 57' 17") 88.13 feet; North 44° 38' 27" East 276.89 feet, South 45° 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15° 10' 46") 74.18 feet, North 80° 31' 20" East 184.49 feet, North 12.08 feet; thence leaving said Southerly line, North 72° 58' 03" East 207.58 feet; thence North 89° 29' 13" East 100.00 feet; thence South 84° 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05° 22' 23" West, 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49° 30' 10") 108.00 feet; South 44° 07' 47" East 165.75 feet along the arc of a curve to the right (radius = 75.00 feet, central angle = 73° 27' 34") 96.16 feet, South 29° 19' 47" West, 344.20 feet; thence leaving said Westerly line, South 72° 58' 03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38° 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17° 21' 40") 86.36 feet, North 20° 51' 55" West, 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37° 46' 05") 220.82 feet; North 16° 54' 10" East 27.02 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof platted as TRACT 1288 – SAGE MEADOWS, being situated in the N1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Lots 1 through 15, inclusive, and Lot 17, TRACT 1288 "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.