

03 AUG 29 PM 3:35



After recording return to:

same as below

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

Five Development
2425 Agate Rd
White City, OR 97503

Escrow No 240925
Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 64278

State of Oregon, County of Klamath
Recorded 08/29/2003 3:36 P m
Vol M03 Pg 64278-79
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Juanita S. Fairclo, Grantor, conveys and warrants to Five Development, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description Attached hereto as Exhibit :A: and by this reference incorporated herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantor." (Here comply with the requirements of ORS 93.030)

Dated this 24th day of August, 2003

Juanita S. Fairclo
Juanita S. Fairclo

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 24th day of August, 2003
by Juanita S. Fairclo



[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

15 26 22

APN: R359746

Statutory Warranty Deed
- continued

File No.: 7021-240925 (SAC)

Date: 08/12/2003

EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land situated in the E 1/2 NW 1/4 of Section 12, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point located N. 89°52' W. along the section line common to Sections 1 and 12, Twp. 39 S.R. 9 E.W.M., a distance of 430 feet from the North quarter corner of said Section 12; thence S. 0°22' E. parallel to the East line of the NW 1/4 of said Section 12 a distance of 408.38 feet; thence N. 89°52' W. parallel to the North line of said Section 12 a distance of 30 feet; thence S. 0°22' E. parallel to said East line of Section 12, a distance of 1065.75 feet; thence S. 42°50' W. a distance of 392.99 feet to the Northeasterly right of way line of the O.C. & E. Railroad; thence N. 66°54' W. along the Northeasterly right of way line of O.C. & E. Railroad 197.42 feet; thence N. 0°22' W. 1685.88 feet to the North line of Section 12; thence S. 89°52' E. along said section line 480 feet, more or less to the point of beginning.