



After recording return to:
Chong Family Limited Partnership
2000 East Evergreen
Vancouver, WA 98661

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

File No.: NCS-41902-OR1 (mk)
Date: August 25, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/17/03 10:57 a.m.
Vol M03 Pg 69114-20
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

STATUTORY WARRANTY DEED

William J. Buckner and Jody A. Buckner, husband and wife AND Burl W. Landes, Grantor, conveys and warrants to Chong Family Limited Partnership, a Washington limited partnership as to an undivided 96.0725% interest and Chong Real Estate Corporation, a Washington corporation, as to an undivided 3.9275% interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel ² of Land Parttion 15-99 being Parcel 2 of Land ^d Parttion 24-⁹⁸ situated in Lots 1 through 8 of Block 1 and Lots 1, 2, 3, 8 and 9 of Block 2 of Bailey Tracts No. 2, according to the official plat thereof in file in the office of the County clerk of Klamath County, Oregon being in the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

THIS DEED MAY BE SIGNED IN COUNTERPART, EACH OF WHICH SHALL BE DEEMED AN ORIGINAL, BUT ALL OF WHICH TOGETHER SHALL CONSTITUTE ONE AND THE SAME DOCUMENT.

This property is free from liens and encumbrances, EXCEPT: SEE EXHIBIT "A" ATTACHED

69115

APN:

Statutory Warranty Deed
- continued

File No.: NCS-41902-OR1 (mk)
Date: 08/25/2003

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 **\$1,799,625.00** paid to an accommodator by an accommodator pursuant to separate IRC 1031 exchanges which are being completed by Grantor and Grantee. (Here comply with requirements of ORS 93.030)

William J. Buckner

Jody A. Buckner

in BLACK
only BWL.
~~Burl W. Landes~~
Burl W. Landes
Burl W. Landes
8/29/03

STATE OF IDAHO }
County of _____ } SS:

This Instrument was acknowledged before me on this ____ day of _____
20____ by William J. Buckner and Jody A. Buckner.

69116

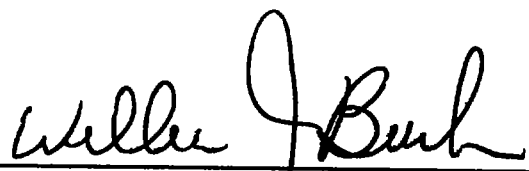
APN:

Statutory Warranty Deed
- continued

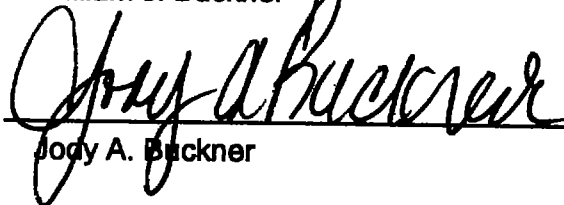
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The true consideration for this conveyance is **\$1,799,625.00** paid to an accommodator by an accommodator pursuant to separate IRC 1031 exchanges which are being completed by Grantor and Grantee. (Here comply with requirements of ORS 93.030)



William J. Buckner



Jody A. Buckner

Burl W. Landes

STATE OF IDAHO

}

SS:

County of Ada

}

This instrument was acknowledged before me on this 1st day of September, 2003 by William J. Buckner and Jody A. Buckner.

69117

APN:

Statutory Warranty Deed
- continued

File No.: NCS-41902-OR1 (mk)
Date: 08/25/2003

DEBORA K. GIER
Notary Public
State of Idaho



, Notary Public Idaho

EXPIRES: 1-12-2007

My Commission Expires: _____

STATE OF _____)SS
COUNTY OF _____)

On _____, before me, _____ personally appeared Burl W. Lander, personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

My Commission Expires: _____

This area for official notarial seal

69118

APN:

Statutory Warranty Deed
- continued

File No.: NCS-41902-OR1 (mk)
Date: 08/25/2003

, Notary Public Idaho

My Commission Expires: _____

STATE OF California)SS
COUNTY OF Sacramento)

On 29 August 2003, before me, Mary E Gallagher, personally appeared Bart W. Lander, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that he/she/they signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

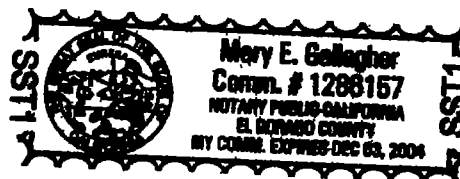
Signature

Mary E. Gallagher

My Commission Expires:

12/03/2004

This area for official notarial seal



1. Taxes for the fiscal year 2003-2004 a lien due, but not yet payable.
2. Inclusion within the Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
 Recording Information: Book 92 on page 296, and in Book 92 on page 417 and in Book 94 on page 493 and in Book 105 on page 453, records of Klamath County, Oregon, as follows: "The grantors, their heirs and assigns, reserve the right to construct ditches or laterals along the lines of or across above described property for irrigation and drainage purposes."
5. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
 Recording Information: Book 107 on page 214, records of Klamath County, Oregon, as follows: "Subject to rights of way for ditches and canals and the right to take irrigation water along or across said lands."
6. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
 Recording Information: Book 113 on page 275, records of Klamath County, Oregon, as follows: "This conveyance is made subject to all rights of way of the U.S. Government and the Enterprise Irrigation District for ditches and canals, also subject to the right to take water along or across said lands wherever necessary to get water to other parts of the Enterprise Irrigation District."
7. Easement, including terms and provisions contained therein:
 Recording Information: Volume 351 on page 203, in Volume 352 on page 421, in Volume 353 on page 291, in Volume 353 on page 529, in Volume 354 on page 69 and in Volume 354 on page 72, in Volume 355 on pages 300 and 304, and in Volume 361 on page 476, records of Klamath County, Oregon
 In Favor of: State of Oregon, by and through its State Highway Commission
 For: slope easements and maintenance of slopes or cuts or fills
8. Limited access provisions contained in Deed Volume 355 on page 304 the State of Oregon, by and through by and through its State Highway Commission recorded August 13, 1964, records of Klamath County, Oregon Deed of Records, which provides that no right of easement or right of

access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

9. Easement, including terms and provisions contained therein:
 Recording Information: Volume M-91 on page 15211, records of Klamath County, Oregon
 In Favor of: PacifiCorp, dba Pacific Power & Light Company
 For: 10' wide underground electric distribution lines
10. Easement, including terms and provisions contained therein:
 Recording Information: Volume M-93 on page 5485, records of Klamath County, Oregon
 In Favor of: Donald R. Gruener et ux
 For: ingress and egress
11. Easement, including terms and provisions contained therein:
 Recording Information: Volume M-93 on page 10250, records of Klamath County, Oregon
 In Favor of: Enterprise Irrigation District
 For: canal purposes
12. Easement, including terms and provisions contained therein:
 Recording Information: Volume M-93 on page 24620, records of Klamath County, Oregon
 Between: Mulvey Loving Trust and Albertson's Inc.
 For: sign and visibility easement
13. Memorandum of Annexation Agreement, including the terms and provisions thereof, dated September 17, 1993, and recorded October 26, 1993 in Volume M-93 on page 28119, Deed records of Klamath County, Oregon, between City of Klamath Falls and Albertson's Inc.
14. Limited access provisions contained in Deed M-94 on page 2737 the State of Oregon, by and through by and through its State Highway Commission recorded January 26, 1994, records of Klamath County, Oregon, which included relinquishment of rights previously granted in Volume 351 page 203, Volume M-68 on page 794, Volume 353 on page 291, Volume 352 on page 421, Volume 361 on page 476, Volume 355 on page 300, and Volume M-90 on page 17783 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
15. Declaration of Restrictions, Grant of Easements and Common Area Maintenance Agreement, including the terms and provisions thereof, dated May 2, 2000 and recorded May 2, 2000 in Volume M-00 on page 15747, records of Klamath County, Oregon, by and between Can Am Retail Partners-Klamath Falls, LLC, an Oregon limited liability company, first party and Albertson's Inc., a Delaware corporation.