

03 SEP 17 PM 3:35



MTZ- 62648KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
TRIPLE SORG INVESTMENTS, LLC, an  
Oregon limited liability company  
1740 AUSTIN STREET  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 09/17/03 3:36 p.m.  
Vol M03 Pg 69531-32  
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:

TRIPLE SORG INVESTMENTS, LLC, an  
Oregon limited liability company  
1740 AUSTIN STREET  
KLAMATH FALLS, OR 97603

Escrow No. MT62648-KR

## WARRANTY DEED

MICHAEL J. GROSPITCH and CLAUDIA J. GROSPITCH, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to TRIPLE SORG INVESTMENTS, 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:

### LEGAL DESCRIPTION

#### PARCEL 1:

A tract of land situated in the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron pipe on the Northerly right of way line of Longacre Road, said pipe being the Southwest corner of Tract "E" according to the recorded Survey No. 627 of the Klamath County Surveyor's Records, and lying North along the quarter line a distance of 644.6 feet and North 59° 53' 00" East along said right of way, a distance of 258.8 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 59° 53' 00" East along said right of way line 162.20 feet to a 5/8" iron rod; thence North 20° 50' 06" West a distance of 218.69 feet to a 5/8" iron rod; thence South 59° 53' 00" West a distance of 39.60 feet to a 5/8" iron rod; thence South 06° 04' 00" West along the West line of said Tract "E" of recorded Survey No. 627, a distance of 267.40 feet to the point of beginning.

#### PARCEL 2:

A tract of land situated in the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 3/4" iron pipe on the Northerly right of way line of Longacre Road, said pipe being the Southwest corner of Tract "E" according to the recorded Survey No. 627 of the Klamath County Surveyor's Records and lying North along the quarter line of a distance of 644.6 feet and North 59° 53' 00" East along the said right of way, a distance of 258.8 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 59° 53' 00" East along said right of way line 162.20 feet to a 5/8" iron rod at the true point of beginning; thence continuing North 59° 53' 00" East a distance of 61.86 feet to a 3/4" iron pipe at the Southeast corner of Tract "F" of said recorded Survey No. 627; thence North 06° 04' 07" East a distance of 481.65 feet to a 3/4" iron pipe at the Northeast corner of said Tract "F"; thence South 60° 02' 18" West 223.97 feet to a 3/4" iron pipe at the Northwest corner of said Tract "E" thence South 06° 04' 06" West a distance of 214.77 feet to a 5/8" iron rod on the West line of said Tract "E"; thence North 59° 58' 00" East a distance of 39.60 feet to a 5/8" iron rod; thence South 20° 50' 06" East a distance of 218.69 feet to the true point of beginning.

Tax Account No.: 3809-007DO-01200-000

Key No.: 430386

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 \$30,000.00.

26.00  
m

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 15 day of Sept, 03.

Michael J. Grospitch  
MICHAEL J. GROSPITCH

Claudia J. Grospitch  
CLAUDIA J. GROSPITCH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 15<sup>th</sup> 03 by MICHAEL J. GROSPITCH and CLAUDIA J. GROSPITCH.



William S. Cherry, III  
(Notary Public for Oregon)

My commission expires 05/04/06

