

STATUTORY WARRANTY DEED

WTC - 61788

Vol M03 Page 74598

Grantor: C-3 Investments, Inc.
Grantee: Barbara B. McCoy Trust dated March 24, 1987

Until a change is requested, all tax statements shall be sent to the following address:
Barbara B. McCoy Trust dated March 24, 1987

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/06/03 3:43 p.m.
Vol M03 Pg 74598-74600
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

NO CHANGE

After Recording return to:
Barbara B. McCoy Trust dated March 24, 1987

C/O 131 NW HAWTHORNE

BEND, OR 97701

Escrow No. 802714 DLC
Title No. 0061788

C-3 INVESTMENTS, INC., AN OREGON CORPORATION, Grantor, conveys and warrants to BARBARA B. MCCOY, TRUSTEE OF THE BARBARA B. MCCOY TRUST DATED MARCH 24, 1987 and BARBARA B. MCCOY, SUCCESSOR TRUSTEE OF THE MARY B. MCCULLOCH TRUST DATED JUNE 9, 1987, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

See Attached Legal Description.

The said property is free from encumbrances except: See Exhibit "B" Attached hereto and by reference made a part hereof

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 \$3,425,000.00. As paid by an accomodator pursuant to an IRC Section 1031 Exchange. (Here comply with the requirements of ORS 93.030).

Dated this 1st day of October, 2003.

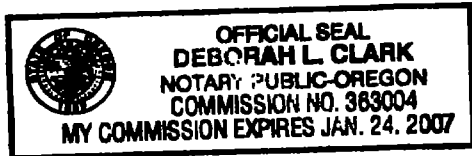
C-3 Investments, Inc.

Gordon Lovingood, President

State: ~~South Carolina~~ ^{dec} Oregon
County: ~~Klamath~~ Yamhill

The foregoing instrument was acknowledged before me this 1st day of October, 2003 by:

Gordon Lovingood, President of C-3 Investments, Inc., on behalf of said Corporation.



Deborah L. Clark
Notary Public
My Commission Expires: 01-24-2007

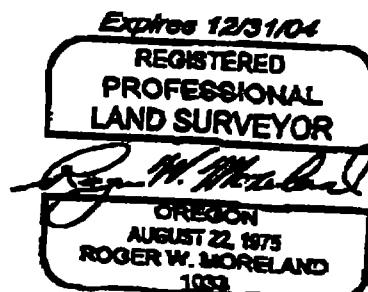
30.00
M

LEGAL DESCRIPTION

A tract of land located in the NE 1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, and situated in a portion of Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS and a portion of Lot 802, ENTERPRISE TRACTS, Klamath County, Oregon, said tract is more particularly described as follows;

Beginning at a 5/8 inch iron rod with plastic cap marked TRU-LINE SURVEYING INC., at the Northwest corner of Lot 8, Block 4 of SIXTH STREET ADDITION TO KLAMATH FALLS; Thence South 55°50'00" East 174.90 feet, more or less, coincident with the Southwesterly right-of-way line of Pershing Way to the Northwest corner of Lot 15 of said Block 4 and the TRUE POINT OF BEGINNING; thence continuing South 55°50'00" East on said Southwesterly right-of-way, 324.81 feet to a railroad spike recorded as monumenting the intersection of the Southwesterly right-of-way line of Pershing Way with the Westerly right-of-way line of Washburn Way; Thence South 00°00'00" East, coincident with said Westerly right-of-way line of Washburn Way 203.37 to a railroad spike marking the beginning point of a curve concave to the Northwest, defined by a radius of 12.00 feet and a central angle of 115°51'00"; thence Southwesterly 24.26 feet along the arc of said curve (the long chord bears South 57°55'30" West a distance of 20.34 feet) to a 5/8 inch iron rod with plastic cap marked TRU-LINE SURVEYING INC. at the point of tangency; thence North 64°09'00" West, coincident with the Northeasterly right-of-way line of South Sixth Street, 150.73 feet to a point of beginning of a curve concave to the Northeast, defined by a radius of 80.00 feet and a central angle of 08°19'00"; thence continuing on said right-of-way line, Northwesterly, 11.61 feet along the arc of said curve (the long chord bears North 59°59'30" West a distance of 11.60 feet) to a PK nail at the point of tangency; thence North 55°50'00" West, coincident with said right-of-way line, 261.12 feet to a 5/8" iron rod with plastic cap marked TRU-LINE SURVEYING INC. that bears North 55°50'00" West 6.25 feet from the Southwest corner of Lot 39, Block 4 of aforementioned Subdivision; thence leaving said right-of-way, North 34°10'00" East 109.53 feet, perpendicular to said Northeasterly right-of-way line of South Sixth Street, to a point on the Southerly line of Lot 15, Block 4 of said Subdivision; thence North 55°50'00" West, coincident with said Southerly line of Lot 15 a distance of 8.99 feet more or less to the southwesterly corner thereof; thence North 34°10'00" East, coincident with the most Westerly line of said Lot 15 a distance of 100.00 feet to the TRUE POINT OF BEGINNING and containing 1.82 acres of land, more or less.

The hereon description encompasses the area of the alley vacated by the City of Klamath Falls Ordinance No. 98-21, recorded in Volume M98 Page 44174.



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- 1 **Property taxes**
Lien due but not yet payable.
Tax Year: 2003-2004
Tax Acct Number: 3909-004AA-02500-000, Key No. 530802
County: Klamath
 - 2 **The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District**
 - 3 **The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.**
 - 4 **Reservations and restrictions in Highway Deed, including the terms and provisions thereof.**
Recorded Date: March 28, 1942
Recording Number: Volume 146, Page 264 and April 3, 1942 in Volume 146, Page 379 and
 July 23, 1942 in Volume 148, Page 408 and August 3, 1943 in Volume
 157, Page 285 and February 1, 1945 in Volume 173, Page 97 and June
 5, 1946 in Volume 190, Page 237, Deed Records of Klamath County,
 Oregon.
County: Klamath
 - 5 **Unrecorded lease, by and between C-3 Investments, Inc. and Thrifty Payless, Inc. dated November 1, 1998.**