

03 DEC 11 PM 11:05

WTC-63372 TM

Vol M03 Page 90402



State of Oregon, County of Klamath  
Recorded 12/11/03 11:05 A m  
THIS SPACE RESER Vol M03 Pg 90402 90403  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

HAROLD TICE  
950 PATTERSON STREET  
KLAMATH FALLS, OR 97603

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

HAROLD TICE  
950 PATTERSON STREET  
KLAMATH FALLS, OR 97603

Escrow No. MT63372-TM

### WARRANTY DEED

EVA L. MOREY, as to an undivided 1/2 interest and SHERIDAN W. LEE and JANIS J. LEE, as tenants by the entirety, as to an undivided 1/2 interest., Grantor(s) hereby grant, bargain, sell, warrant and convey to DAELT, LLLP, a Colorado Registered Limited Liability Partnership, as to an undivided 2/3 interest, and HAROLD S. TICE and JUDITH M. NICHOLSON, with rights of Survivorship, as to an undivided 1/3 interest., 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 \$375,000.00.

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 10 day of December, 2003

Eva L. Morey  
EVA L. MOREY

Sheridan W. Lee  
SHERIDAN W. LEE

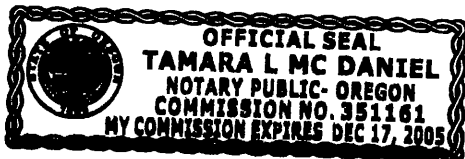
Janis J. Lee  
JANIS J. LEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 10, 2003 by GILBERT L. MOREY, EVA L. MOREY, SHERIDAN W. LEE and JANIS J. LEE.

Samara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



26.10 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the North half of Government Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, lying Westerly of the Westerly line of the following described parcel of land:

MAJOR LAND PARTITION 40-91 situated in the N 1/2 of Government Lot 6 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Government Lot 6, from which the center  $\frac{1}{4}$  corner of said Section 12 bears South  $89^{\circ} 48' 21''$  East 647.91 feet; thence North  $89^{\circ} 48' 21''$  West, along said North line 1005.52 feet; thence South  $17^{\circ} 24' 13''$  East 681.51 feet to a point on the South line of the North 1/2 of said Government Lot 6; thence South  $89^{\circ} 42' 28''$  East, along said South line, 1006.07 feet to the Southwest corner of that Tract of land described in Deed Volume M79, page 1454; thence North  $17^{\circ} 24' 13''$  West 683.32 feet to the point of beginning, with bearings based on recorded Survey No. 2519.

EXCEPTING a tract described as follows: Beginning at the high water mark of Klamath Lake and the Northwest corner of Government Lot 6; thence East along the North line of said lot, 100 feet; thence South 50 feet; thence West to the high water mark of Klamath Lake; thence North along said Klamath Lake to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point on the South line of the North one-half of Government Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, from which the iron pipe marking the Southeast corner of North one-half of said Government Lot 6 bears South  $89^{\circ} 54' 1/2''$  East 1,592.45 feet distant; thence North  $0^{\circ} 05' 1/2''$  East 202.76 feet to the true point of beginning of this description; thence North  $89^{\circ} 54' 1/2''$  West 331.56 feet to the high water line of Upper Klamath Lake; thence North  $8^{\circ} 49' 20''$  West along the shore line of Upper Klamath Lake 86.02 feet; thence South  $89^{\circ} 54' 1/2''$  East 344.89 feet; thence South  $0^{\circ} 05' 1/2''$  West 85.00 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM: Beginning at the iron pipe marking the Southeast corner of the North one-half of said Government Lot 6; thence North  $89^{\circ} 54' 1/2''$  West 1,592.45 feet; thence North  $0^{\circ} 05' 1/2''$  East 102.76 feet to the true point of beginning; thence North  $0^{\circ} 05' 1/2''$  East 100 feet to an iron pipe; thence North  $89^{\circ} 54' 1/2''$  West 267.56 feet to an iron pipe on the high water mark of Upper Klamath Lake; thence South  $18^{\circ} 20' 20''$  East 105.41 feet to an iron pipe; thence South  $89^{\circ} 54' 1/2''$  East 234.24 feet to the true point of beginning.

Tax Account No.: 3808-01200-02000-000

Key No.: 421412