

04 FEB 12 PM 11:06
SARIN 10 011-06

NTT - 64000TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
WASHBURN JV LLC
P.O. BOX ~~450~~ 4460
MEDFORD, OR 97501

State of Oregon, County of Klamath
Recorded 02/12/2004 11:06 a m
Vol M04 Pg 8415-16
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:

Washburn JV LLC
P.O. Box 4460
Medford, OR 97501

Escrow No. MT64000-TA

STATUTORY WARRANTY DEED

RANDALL SIMONSON DBA COMMERCIAL REDVELOPMENT CO., AS TO AN UNDIVIDED 50% INTEREST, Grantor(s) hereby convey and warrant to WASHBURN JV L.L.C., AN OREGON LIMITED LIABILITY COMPANY, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$-0- NAME CHANGE WHEREIN RANDALL SIMONSON REMAINS THE MEMBER OF THE GRANTEE

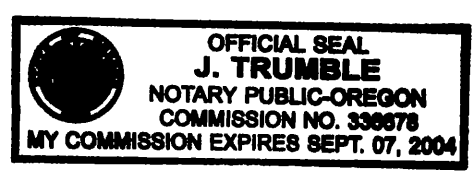
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 6 day of February 2004

RANDALL SIMONSON

State of Oregon
County of JACKSON

This instrument was acknowledged before me on FEBRUARY 6, 2004 by RANDALL SIMONSON.



(Notary Public for Oregon)
My commission expires 9.7.04

26.00 \$m

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Land Partition 46-02 as filed at the Klamath County Clerk's office, situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of Section 10, thence along the North line of said Section 10, South 89° 06' 00" East 64.11 feet; thence leaving said North line, South 00° 02' 42" East 45.00 feet to a point designated as the "Initial Point" of said Land Partition 46-02; thence North 45° 25' 39" East 21.04 feet to a point on the Southerly right-of-way line of Hilyard Avenue; thence along said Southerly right-of-way line, South 89° 06' 00" East 235.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly right-of-way line, South 89° 06' 00" East, 284.46 feet to a point on the Westerly right-of-way line of Broadmore Street; thence along said Westerly right-of-way line, South 00° 09' 48" West, 280.00 feet; thence leaving said Westerly right-of-way line, North 89° 06' 00" West, 283.44 feet; thence North 00° 02' 42" West 70.00 feet to the Southeast corner of said Parcel 1 of Land Partition 46-02; thence along the Easterly line of said Parcel 1, North 00° 02' 42" West 210.00 feet back to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel of land being a portion of Land Partition 46-02 as filed at the Klamath County Clerk's office, situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 10, thence along the North line of said Section 10, South 89° 06' 00" East, 64.11 feet; thence leaving said North line, South 00° 02' 42" West, 45.00 feet to a point designated as the "Initial Point" of said Land Partition 46-02; thence North 45° 25' 39" East, 21.04 feet to a point on the Southerly right of way line of Hilyard Avenue; thence along said Southerly right of way line, South 89° 06' 00" East, 235.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly right of way line, South 89° 06' 00" East, 284.46 feet to a point on the Westerly right of way line of Broadmore Street; thence along said Westerly right of way line, South 00° 09' 48" West, 210.00 feet; thence leaving said Westerly right of way line, North 89° 06' 00" West, 283.70 feet; thence North 00° 02' 42" West, 210.00 feet back to the TRUE POINT OF BEGINNING.

Tax Account No.: 3909-010BB-00201-000

Key No.: 791076