

04 APR 19 PM 3:14

After Recording Return to:
K D M ENTERPRISES INC.

94401 Hwy 97 N
Chamult, Or. 97731

Until a change is requested all tax statements
Shall be sent to the following address:

K D M ENTERPRISES INC. an Oregon Corporation
Same as above

Aspen 50010MS

Vol M04 Page 22990

State of Oregon, County of Klamath
Recorded 04/19/2004 3:14p m
Vol M04 Pg 22990-41
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED (INDIVIDUAL)

JAMES R. LANCASTER and JANICE M. LANCASTER, herein called Grantor, convey(s) to K D M ENTERPRISES INC. an Oregon Corporation, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof for legal description.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$300,000.00.
(here comply with the requirements of ORS 93.930)

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. *KM*

Dated April 19, 2004.

James R Lancaster
JAMES R. LANCASTER
Janice M. Lancaster
JANICE M. LANCASTER

STATE OF OREGON, County of Klamath) ss.

On April 19, 2004 personally appeared the above named JAMES R. LANCASTER and JANICE M. LANCASTER and acknowledged the foregoing instrument to be their voluntary act and deed.

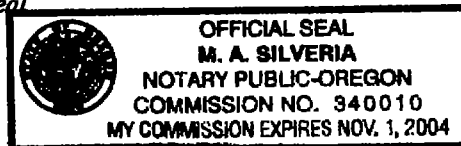
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058818

Before me: *M.A. Silveria*
Notary Public for Oregon
My commission expires: 11/1/04

Official Seal



26.00
*

Exhibit A

PARCEL 1:

The W 1/2 W 1/2 W 1/2 of Lot 1, Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That parcel of land enclosed by a line starting at point 174.98 feet East from the Northwest corner of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North boundary of said Section 7 for a distance of 382.6 feet; thence Southerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet; thence Westerly along a line parallel to the Northern boundary of said Section 7 for a distance of 382.6 feet; thence Northerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion of Parcel No. 1 and Parcel No. 2 the portion of land more particularly described as follows:

A tract of land located in Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, beginning at the intersection of the North boundary line of the Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the true point of beginning.

PARCEL 3:

The SE 1/4 SE 1/4 Section 1, Township 29 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and Lot 7 (SW 1/4 SW 1/4) Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from said property that portion thereof described as follows:

Beginning at the Southwest corner of said Section 6; thence along the West line of said Section 6 to the Northwest corner of the SW 1/4 SW 1/4 of said Section 6 North 1° 32' 00" East 1,336.69 feet to the true point of beginning of this description; thence along the North line of the SW 1/4 SW 1/4 of said Section 6 South 87° 14' 00" East 163.0 feet to the Westerly right of way line of U.S. Highway No. 97; thence along the Westerly edge of said right of way South 17° 47' 50" West 597.05 feet; thence continuing along the Westerly edge of said right of way on a spiral curve left 516.33 feet; thence leaving the Westerly edge of said right of way South 55° 47' 50" West 282.54 feet to a point on the Northerly right of way line of Oregon State Highway No. 230; thence along the Northerly edge of said right of way North 85° 51' 10" West 872.40 feet to a point on the Easterly right of way line of the Redmond-Klamath Falls, Bonneville Power Administration transmission line; thence along the Easterly edge of said right of way North 4° 28' 40" East 1,228.83 feet to the North line of the SE 1/4 SE 1/4 of said Section 1; thence along said North line South 87° 14' 00" East 1,168.36 feet to the true point of beginning.

EXCEPTING THEREFROM the following:

- (a) That portion conveyed to Klamath County for road purposes by deed recorded May 5, 1931 in Volume 95, Page 202, Deed Records of Klamath County, Oregon.
- (b) That portion conveyed to Klamath County for road purposes by deed recorded April 28, 1937 in Volume 109, Page 1, Deed Records of Klamath County, Oregon.
- (c) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded May 6, 1946 in Volume 188, Page 387, Deed Records of Klamath County, Oregon.
- (d) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 18, 1954 in Volume 267, Page 408, Deed Records of Klamath County, Oregon.
- (e) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 31, 1955, in Volume 277, Page 156, Deed Records of Klamath County, Oregon.

PARCEL 4:

A tract of land located in the NW 1/4 NW 1/4 (Lot 1) of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North boundary line of Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the point of beginning.