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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

04 APR 15 PM 1:41

Vol M04 Page 44356

Mark Wendt Homes, Inc.

P O Box 223

Klamath Falls OR 97601

Grantor's Name and Address

Diversified Contractors, Inc.

P O Box 223

Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Diversified Contractors, Inc.

P O Box 223

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Diversified Contractors, Inc.

P O Box 223

Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USEVol M04 Page 22224

State of Oregon, County of Klamath

Recorded 07/07/2004 10:31 a mVol M04 Pg 44356-57

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

State of Oregon, County of Klamath

Recorded 04/15/2004 1:41 p mVol M04 Pg 22224

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

04 JUL 7 AM 10:31

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mark Wendt Homes, Inc.hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Diversified Contractors, Inc.hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:TWP 38 RNGE 9, Block SEC 19
Tract POR W2NE4SE4, Acres 3.13
MAP: R-3809-019DA-00700-000

3001 Lakeport Blvd, Klamath Falls OR 97601

* Being re-recorded to correct the legal Description
See attachment "A" *JE*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
No exceptions

and that grantor will warrant and forever defend the 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. (corporate name change)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00 (zero). However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols "", if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 12, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Mark R. Wendt
Mark R. Wendt, PresidentSTATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by April 12, 2004This instrument was acknowledged before me on April 12, 2004by Mark R. Wendtas Presidentof Mark Wendt Homes, Inc.OFFICIAL SEAL
TERESA LUCHT
NOTARY PUBLIC - OREGON
COMMISSION NO. A333833
MY COMMISSION EXPIRES APRIL 20, 2004*Teresa Lucht*
Notary Public for OregonMy commission expires April 20, 2004*STV 2/2/04*

The following described property situate in the NE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is North a distance of 2564.5 feet and West a distance of 1337.2 feet from the iron axle which marks the Southeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, said point of beginning also being on the Southerly right of way of Front Street (now known as Hank's Street) which point is 30.0 feet East of the Northeast corner of Block 2, KLAMATH LAKE ADDITION, as shown on the official plat of said Klamath Lake Addition on file in the County Clerk's office in Klamath County, Oregon; and running South along the 1/16 line on the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19, a distance of 220.0 feet to the true point of beginning; thence North 70° 53' East a distance of 232.3 feet; thence North 36° 12' East to the South right of way line of Lakeport Blvd., thence Southeasterly along said right of way line to the Northwest corner of that property conveyed to Ralph Smith and Alice Smith husband and wife and William Smith and Wendell Smith, and described as Parcel 2 in Deed Volume 215, at page 170, Deed Records of Klamath County, Oregon, thence Southerly along the Westerly line of said Deed Volume 215, page 170, Deed Records of Klamath County, Oregon to the Southwest corner thereof, thence West to the Southeast corner of that certain property described in Deed Volume 285 at page 444, Deed Records of Klamath County, Oregon, said point begin West 210 feet from the West line of the NE $\frac{1}{4}$ of said Section 19; thence North 260 feet to the Northeast corner of that certain property described in Deed Volume 296, page 177, Deed Records of Klamath County, Oregon, thence West along the North line of said Deed Volume, 210 feet to the West line of the NE $\frac{1}{4}$ of said Section 19, thence North along said West line to the point of beginning.

Except out:

Commencing at an iron axle monumenting the southeast corner of Section 19 in Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, thence North 29° 30' 36" West 2698.40 feet to a found 5/8" iron pin monumenting the most southerly corner of tract described in Deed Volume 296 page 177 of the Deed Records of Klamath County, Oregon, for the true point of beginning; thence South 89° 28' 03" East 163.85 feet to a set 5/8" iron pin; thence North 35° 38' 41" East 95.49 feet to a found 5/8" iron pin monumenting an angle point in the southeasterly boundary of said described tract in Deed Volume 296 page 177; thence South 70° 53' 00" West, along said southeasterly boundary, 232.30 feet to the true point of beginning.

Containing 0.15 acres, more or less.