

MT6-65103 KR

Vol M04 Page 48805



State of Oregon, County of Klamath
 Recorded 07/26/04 3:03 P m
 Vol M04 Pg 48805-07
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

THIS SPACE RESERVE

After recording return to:
THE RUDY VELIK TRUST
45853 Sycaan Road
Beatty, OR 97621

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

THE RUDY VELIK TRUST
45853 Sycaan Road
Beatty, OR 97621

Escrow No. MT65103-KR

STATUTORY WARRANTY DEED

Town & Country Plaza, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to **Rudy Velik, Trustee THE RUDY VELIK TRUST**, 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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/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 23rd day of July, 2004

Town & Country Plaza, LLC, an Oregon limited liability company

X BY: Linda Collins, Member
 Linda Collins, Member

State of OREGON
 County of KLAMATH

On this 23rd day of July, 2004, before me, Kristi L. Redd the undersigned, a Notary Public in and for said State, personally appeared Linda Collins, Member of Town & Country Plaza, LLC, an Oregon limited liability company, proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Kristi L. Redd
 Notary Public for Oregon
 Commission Expires: 11/16/2007



3/00
 km

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 1 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation dated November 8, 2001, recorded February 8, 2002 in Volume M02, page 7505, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909-001CA-02100-000

Key No.: 808068

PARCEL 2:

That portion of Lot 2 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the initial point of the AGRI-COMMERCE CENTER; running thence North 89° 16' 53" East 258.78 feet; thence North 20° 14' 35" West 164.97 feet; thence North 45° 09' 00" East 112.02 feet to the true point of beginning; thence North 52° 30' 40" West 173.94 feet; thence 26.03 feet along a 70.00 foot radius curve left, the long chord of which bears North 44° 40' 41" East 25.88 feet; thence North 34° 01' 31" East 73.97 feet to the Southeasterly right of way line of South Sixth Street; thence along said right of way line South 55° 05' 57" East 52.52 feet; thence South 51° 20' 32" East 136.06 feet; thence leaving said right of way, South 45° 09' 00" West 100.00 feet to the true point of beginning.

EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation dated November 8, 2001, recorded February 8, 2002 in Volume M02, page 7505, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909-001CA-02201-000

Key No.: 872650

PARCEL 3:

That portion of Lot 3 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Patterson Street, said point being North 01° 03' 15" West 218.49 feet from the initial point of the Agri-Commerce Center; running thence North 01° 03' 15" West 110.00 feet; thence leaving said right of way line, North 88° 56' 45" East 110.62 feet; thence 18.90 feet along a 70.00 foot radius curve left, the long chord of which bears North 81° 12' 13" East 18.84 feet; thence South 01° 03' 15" East 112.54 feet; thence South 88° 56' 45" West 129.29 feet to the true point of beginning.

Tax Account No.: 3909-001CA-02301-000

Key No.: 872651

48807

PARCEL 4:

Lots 4 and 5 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-001CA-02400-000
Tax Account No.: 3909-001CA-02500-000
808102

Key No.: 808095
Key No.:

PARCEL 5:

Lot 2 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion more particularly described as follows:

Commencing at the initial point of the AGRI-COMMERCE CENTER; running thence North 89° 16' 53" East 258.78 feet; thence North 20° 14' 35" West 164.97 feet; thence North 45° 09' 00" East 112.02 feet to the true point of beginning; thence North 52° 30' 40" West 173.94 feet; thence 26.03 feet along a 70.00 foot radius curve left, the long chord of which bears North 44° 40' 41" East 25.88 feet; thence North 34° 01' 31" East 73.97 feet to the Southeasterly right of way line of South Sixth Street; thence along said right of way line South 55° 05' 57" East 52.52 feet; thence South 51° 20' 32" East 136.06 feet; thence leaving said right of way, South 45° 09' 00" West 100.00 feet to the true point of beginning.

Tax Account No.: 3909-001CA-02200-000

Key No.: 808077

PARCEL 6:

Lot 3 in Block 1 of AGRI-COMMERCE CENTER, TRACT 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at a point on the Easterly right of way line of Patterson Street, said point being North 01° 03' 15" West 218.49 feet from the initial point of the Agri-Commerce Center; running thence North 01° 03' 15" West 110.00 feet; thence leaving said right of way line, North 88° 56' 45" East 110.62 feet; thence 18.90 feet along a 70.00 foot radius curve left, the long chord of which bears North 81° 12' 13" East 18.84 feet; thence South 01° 03' 15" East 112.54 feet; thence South 88° 56' 45" West 129.29 feet to the true point of beginning.

Tax Account No.: 3909-001CA-02300-000

Key No.: 808086