

04 SEP 10 PM 3:35

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State of Oregon, County of Klamath
Recorded 09/10/04 2:36 p m
Vol M04 Pg 60705-06
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After Recording Return to:

CONSTANTINOS S. ZAVITSANOS and DOLORES M. ZAVITSANOS

28255 Joan Dunn Ln
Unmilla CA 92563

Until a change is requested all tax statements
Shall be sent to the persons and address above.

Aspen: 59850 MA
WARRANTY DEED
(INDIVIDUAL)

BRC FUNDING CORPORATION a Nevada Corporation, herein called Grantor, convey(s) to CONSTANTINOS S. ZAVITSANOS and DOLORES M. ZAVITSANOS, husband and wife, herein called Grantees, an estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 \$60,000.00.
(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.

Dated: August 25, 2004

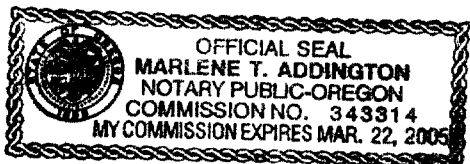
BRC FUNDING CORPORATION, a Nevada Corporation

Colleen P. Brewer
By: COLLEEN P. BREWER, President

STATE OF OREGON, County of Klamath)ss.

On August 27, 2004 personally appeared the above named Colleen P. Brewer as President of BRC FUNDING CORPORATION, a Nevada corporation.

Before me:



Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059850

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Exhibit A

PARCEL 1:

A tract of land situated in the NE 1/4 SE 1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying, Inc. Plastic Cap, said point being on the Easterly edge of an access road, from which the C-E 1/16 corner of said Section 6 bears North 30° 10' 19" West 700.18 feet; thence along the said Easterly edge of the access road, South 08° 33' 44" West 138.01 feet and South 27° 55' 04" West 94.26 feet; thence North 89° 59' 26" West 287.06 feet to a point on the West line of the said NE 1/4 SE 1/4; thence North 00° 00' 41" West, along the said West line, 747.59 feet to a point on the Southwesterly right of way line of Sprague River Road; thence along the said right of way line, on the arc of a curve to the right (radius point bears South 18° 08' 34" West 503.15 feet and central angle equals 17° 55' 14") 157.37 feet and South 53° 56' 12" East 365.12 feet to the said Easterly edge of the access road; thence along the said Easterly edge of the access road, South 22° 57' 34" West 164.52 feet and South 11° 40' 34" West 91.95 feet to the point of beginning.

PARCEL 2:

The Southerly 110 feet of the N 1/2 S 1/2 SW 1/4 NE 1/4 SE 1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion lying East of Sprague River.

PARCEL 3:

The Northerly 55 feet of the N 1/2 S 1/2 SW 1/4 NE 1/4 SE 1/4, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING that part that lays East of the Sprague River.

PARCEL 4:

That part of the S 1/2 N 1/2 S 1/2 NE 1/4 SE 1/4 that lays West of the access road as now located on the said property.

TOGETHER WITH a 10 foot wide easement for access to the Sprague River along the South boundary of that part of the S 1/2 of the N 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 that lays East of said access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.