

04 OCT 13 PM 3:21

MTT - 66831



Vol M04 Page 69548

State of Oregon, County of Klamath  
Recorded 10/13/04 3:21 p m  
Vol M04 Pg 69548-49  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:  
El Presidente I-Salem LLC  
33692 Santiam Hwy  
Lebanon, OR 97355

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

El Presidente I-Salem LLC  
33692 Santiam Hwy  
Lebanon, OR 97355

Escrow No. 08-802845

### STATUTORY WARRANTY DEED

**Thomas L. McCartney and Carol I. McCartney**, Grantor(s) hereby convey and warrant to **El Presidente I-Salem LLC**, 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

3313-01300-03900-000	176375
3313-01300-04000-000	176375
3313-01300-04100-000	176277

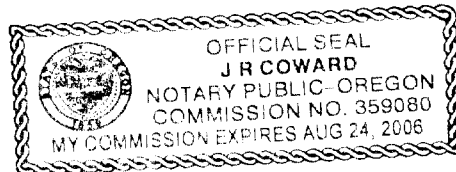
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2004-05 REAL PROPERTY TAXES, A LIEN NOT YET DUE AND PAYABLE; THE PREMISES HEREIN ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING POWER OF ASSESSMENT AND EASEMENTS OF KLAMATH LAKE TIMBER FIRE PATROL; THE PREMISES HEREIN ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS INCLUDING POWER OF ASSESSMENT AND EASEMENTS OF KLAMATH LAKE GRAZING FIRE PATROL; RESERVATIONS, RESTRICTIONS AND EASEMENT(S) AS CONTAINED IN PLAT DEDICATION; RESERVATION OF 50% OF ALL MINERAL RIGHTS PER DOCUMENT RECORDED 11/23/1962 IN VOLUME 341 PAGE 478

The true and actual consideration for this conveyance is **\$20,000.00**.

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 11 day of Oct, 04.



Thomas L. McCartney

Carol I. McCartney

State of Oregon  
County of Linn

This instrument was acknowledged before me on October 11, 2004 by Thomas L. McCartney and Carol I. McCartney.

(Notary Public for Oregon)

My commission expires July 20

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an

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The South 1/2 of Lot 15, Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 1,000 feet.

**PARCEL 2:**

The North 415 feet of Lot 15, Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 1,000 feet.

**PARCEL 3:**

The South 1/2 of Lot 16, Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 1,000 feet.

Tax Account No:	3313-01300-03900-000	Key No:	176375
Tax Account No:	3313-01300-04000-000	Key No:	176348
Tax Account No:	3313-01300-04100-000	Key No:	176277