

04 OCT 20 PM 3:18



mtc - 66688 KR

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State of Oregon, County of Klamath
Recorded 10/20/04 3:18 p m
Vol M04 Pg 71488-89
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERV

After recording return to:
ZAKOUR INVESTMENTS, LLC, an Oregon
limited liability company
541 Diego Court
Central Point, OR 97502

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

ZAKOUR INVESTMENTS, LLC, an Oregon
limited liability company
541 Diego Court
Central Point, OR 97502

Escrow No. MT66688-KR

STATUTORY WARRANTY DEED

~~GLENRIDGE PLACE, LLC, an Oregon limited liability company~~ ^{a partnership} Grantor(s) hereby convey and warrant to
~~ZAKOUR INVESTMENTS, LLC, an Oregon limited liability company and DOUBLEDOWN~~
~~INVESTMENTS, LLC, an Oregon limited liability company, each as to an undivided 1/2 interest,~~
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:

LEGAL DESCRIPTION

A tract of land situated in the N1/2 of Section 14, Township 39 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon, being
more particularly described as follows:

Beginning at a point on the South line of Block 5 of "Tract 1035
Gatewood", from which the Southeast corner of said Block 5 bears South
89° 58' 56" East 179.32 feet; thence South 00° 01' 04" West 83.60 feet;
thence, along the arc of a curve to the right (radius equals 170.00 feet
and central angle equals 10° 45' 21") 31.91 feet; thence South 10° 46'
25" West 292.13 feet; thence North 89° 58' 56" West 493.47 feet; thence
North 30° 55' 12" West 83.21 feet; thence North 00° 01' 04" East 75.95
feet; thence North 89° 58' 56" West 119.43 feet; thence North 00° 19'
25" West 60.00 feet; thence along the arc of a curve to the right
(radius point bears North 00° 01' 04" East 20.00 feet and central angle
equals 90° 00' 00") 31.42 feet; thence North 00° 01' 04" East 95.00
feet; thence North 89° 58' 56" West 60.00 feet; thence along the arc of
a curve to the left (radius point bears North 89° 58' 56" West 20.00
feet and central angle equals 90° 00' 00") 31.42 feet; thence North 89°
58' 56" West 90.00 feet; thence North 00° 01' 04" East 60.00 feet;
thence South 89° 58' 56" East 484.88 feet to the Southwest corner of
Block 6 of "Tract 1035-Gatewood"; thence continuing South 89° 58' 56"
East along the South line of said Blocks 5 and 6, 418.66 feet to the
point of beginning., with bearings based on the Plat of "Tract 1035-
Gatewood" on file at the office of the Klamath County Surveyor.

Tax Account No.:	3909-014AB-04200-000	Key No.:	569664
Tax Account No.:	3909-014AC-05500-000	Key No.:	570938
Tax Account No.:	3909-014AB-07500-000	Key No.:	571287
Tax Account No.:	3909-014BD-00100-000	Key No.:	569183

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 **\$155,000.00**.

2600

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 1st day of October, 2004.

GLENRIDGE PLACE, LLC, an Oregon limited liability company

BY: Melvin L. Stewart Mary Lou Stewart
Melvin L. Stewart & Mary Lou Stewart, Members

BY: Gary L. Stewart Lisa M. Stewart
Gary L. Stewart & Lisa M. Stewart, Members

BY: Matthew A. Stewart Darcy K. Stewart
Matthew A. Stewart & Darcy K. Stewart, Members

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 1, 2004 by Melvin L. Stewart, Mary Lou Stewart, Gary L. Stewart, Lisa M. Stewart, Matthew A. Stewart & Darcy K. Stewart, all ~~Members~~ partners of GLENRIDGE PLACE, ~~LLC, an Oregon limited liability company.~~ a partnership



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 5, 2004 by Matthew A. Stewart and Darcy K. Stewart, both ~~Members~~ partners of GLENRIDGE PLACE, ~~LLC, an Oregon limited liability company.~~ a partnership



Kristi L. Redd
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/2007