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mtc - 66743KR



Vol M04 Page 76234

State of Oregon, County of Klamath
Recorded 11/05/04 11.24a m
Vol M04 Pg 76234-36
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:
WOCUS MINI STORAGE, LLC, an Oregon
limited liability company
5040 Wocus Road
Klamath Falls, Oregon 97603

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

WOCUS MINI STORAGE, LLC, an Oregon
limited liability company
5040 Wocus Road
Klamath Falls, Oregon 97603

Escrow No. MT66743-KR

STATUTORY WARRANTY DEED

Gary W. Price and William R. Segesser, each as to an undivided ½ interest, as Tenants in Common, as to Parcels 1 and 2; William R. Segesser, and Gary W. Price, each as to an undivided ½ interest, with Rights of Survivorship as to Parcel 3; Wocus Mini Storage, LLC, an Oregon Limited Liability Company, as to Parcel 4, Grantor(s) hereby convey and warrant to **WOCUS MINI STORAGE, LLC, an Oregon Limited Liability Company,** 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:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

PARCEL A:
A tract of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the old The Dalles-California Highway which point is 489.5 feet North 89° 49' West along the East-West quarter line and South 6° 02' West along the Westerly right of way of said highway 2,100.49 feet from the center of Section 7, said Township and Range, and running thence South 6° 02' West along said Westerly right of way line a distance of 173.6 feet to a point; thence North 89° 42' West parallel to the South line of said Section 7, a distance of 486.54 feet to a point; thence North 6° 02' East parallel to above mentioned Westerly right of way line a distance of 172.65 feet to a point; thence South 89° 49' East a distance of 480.54 feet to the point of beginning.

PARCEL B:
A tract of land situated in the S1/2 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which lies North 89° 49' West along the quarter line a distance of 976.04 feet and South 6° 02' West parallel to the centerline of the Old Dalles-California Highway a distance of 2100.6 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, said point being the Southeast corner of that tract conveyed by deed recorded in Volume 149, page 149; thence continuing South 6° 02' West a distance of 172.65 feet to a point; thence North 89° 49' West parallel to the above mentioned quarter line to a point on the Easterly right of way line of the New Dalles-California Highway; thence in a Northwesterly direction along said right of way line of said new highway to a point on the Easterly right of way line of said new highway which is North 89° 49' West a distance of 132 feet, more or less, from the point of beginning; thence South 89° 49' East a distance of 132 feet, more or less, to the point of beginning.

EXCEPTING FROM THE ABOVE DESCRIBED TWO PARCELS that property described in Warranty Deed to Klamath County, a political subdivision of the State of Oregon, recorded August 27, 1981 in Volume M81, page 15270, Deed Records of Klamath County, Oregon, as follows: A parcel of land in the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East, of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Westerly right of way line of Wocus Road, Klamath County, Oregon, which point is 489.5 feet North 89° 49' Westerly along the East-West quarter line and South 6° 02' Westerly along the West right of way of said Wocus Road, 2,193.69 feet from the center of Section 7, said township and range; and run thence South 6° 02' West along said Westerly right of way line a distance of 80.4 feet; thence North 89° 42' Westerly 563.7 feet; thence Northwesterly along the East right of way line of The Dalles-California Highway 81.86 feet; thence South 89° 42' East 589.10 feet to the point of beginning.

And further described as the Southerly 80 feet of the parcels described in Volume M76, pages 14208, 14209 and 14210 of Klamath County, Oregon, deed records.

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(continued)

PARCEL 2:

76235

A parcel of land in the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Wocus Road, Klamath County, Oregon, which point is 489.5 feet North 89° 49' Westerly along the East-West quarter line and South 6° 02' Westerly along the West right of way of said Wocus Road, 2,193.69 feet from the center of Section 7, said township and range; and run thence South 6° 02' West along said Westerly right of way line a distance of 80.4 feet; thence North 89° 42' Westerly 563.7 feet; thence Northwesterly along the East right of way line of The Dalles-California Highway 81.86 feet; thence South 89° 42' East 589.10 feet to the point of beginning.

And further described as the Southerly 80 feet of the parcels described in Volume M76, page 14208, 14209 and 14210 of Klamath County Deed Records.

Tax Account No.: 3809-007CO-03000-000

Key No.: 429584

PARCEL 3:

A parcel of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe marking the quarter corner common to Sections 7 and 18, Township and Range aforesaid, thence North 89° 42' West a distance of 770.8 feet; thence North 6° 02' East a distance of 290.9 feet to a point on the Westerly right of way line of the Dalles California Highway, which point is at the Southeast corner of the tract herein described; thence North 6° 02' East a distance of 112.1 feet; thence North 89° 42' West a distance of 591.8 feet; thence South 0° 01' West a distance of 111.5 feet; thence South 89° 42' East a distance of 580 feet to the point of beginning, excepting portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded on page 65 of Volume 138, Deed Records of Klamath County, Oregon.

TOGETHER WITH That portion of land located in the SE1/4 SW1/4 Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 42' West, 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 89° 42' West, 260.00 feet; thence North 06° 02' East 10.00 feet; thence South 89° 42' East, 260.00 feet to a point on the Westerly right of way line of the aforementioned County Road; thence South 06° 02' West, 10.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land conveyed by instrument recorded May 19, 1975 in Volume M75, page 14638, Microfilm Records of Klamath County, Oregon, to wit:

That portion of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 06° 02' East a distance of 122.1 feet; thence North 89° 42' West a distance of 390.00 feet; thence South 06° 02' West a distance of 112.10 feet; thence South 89° 42' East a distance of 130.00 feet; thence South 06° 02' West a distance of 10.00 feet; thence South 89° 42' East a distance of 260.00 feet to the point of beginning.

Tax Account No: 3809-007C0-02800-000

Key No: 429575

(Legal Description Continued)

PARCEL 4:

76236

That portion of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the 1/4 corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89° 42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles – California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 06° 02' East a distance of 122.1 feet; thence North 89° 42' West a distance of 390.0 feet; thence South 06° 02' West a distance of 112.10 feet; thence South 89° 42' East a distance of 130.0 feet; thence South 06° 02' West a distance of 10.0 feet; thence South 89° 42' East a distance of 260.0 feet to the point of beginning.

Tax Account No.: 3809-007C0-02700-000 Key No.: 429566

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 **\$0.00**.

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 4th day of November 2004

Gary W. Price
Gary W. Price

William R. Segesser
William R. Segesser

Wocus Mini Storage, LLC, an Oregon Limited Liability Company

Gary W. Price
By Gary W. Price, Member

William R. Segesser
By William R. Segesser, Member

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on November 4, 2004 by Gary W. Price and William R. Segesser as individuals and Members for Wocus Mini Storage, LLC., an Oregon Limited Liability Company.

Kristi L. Redd
(Notary Public)

My Commission Expires: 11/16/2007

