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MTL-63000TM

Vol M05 Page 02674



State of Oregon, County of Klamath
Recorded 01/13/05 9:03 A m
Vol M05 Pg 02674-75
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

R.L. Wendt, LLC

3250 Lakeport Blvd

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

R.L. Wendt, LLC

3250 Lakeport Blvd

Klamath Falls, OR 97601

Escrow No.

MT68006-TM

STATUTORY WARRANTY DEED

Reach, Incorporated, An Oregon Non-Profit Corporation, Grantor(s) hereby convey and warrant to **R.L. Wendt, 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:

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: Trust Deed recorded July 23, 1993 in Volume M93, page 17914, Microfilm Records of Klamath County, Oregon in favor of The Administrator of the Small Business Administration, an Agency of the Government of the United States of America.
The true and actual consideration for this conveyance is **\$1.00**.

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 11th day of January, 2005

Reach, Incorporated

BY: Chuck Smith
Chuck Smith, Interim Executive Director

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11, 2005 by Chuck Smith, Interim Executive Director of Reach, Incorporate, an Oregon nonprofit corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

260 Am

02675

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the East 1/2 Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, including a portion of Lot 2, Block 2 TRACT NO. 1080, WASHBURN PARK, more particularly described as follows:

Beginning at a point on the Westerly line of an existing 10-foot South Suburban Sanitary District sewer easement, from which the Southwest corner of Lot 2, Block 2, said Tract 1080, bears North 08° 08' 39" East a distance of 270.55 feet and the East quarter corner of said Section 4 bears North 77° 03' 46" East a distance of 562.46 feet; thence North 00° 06' 43" West along the said West easement line 973.79 feet to a point which is 230.00 feet from, measured at right angles to, the Southerly right of way line of the O. C. & E. Railroad; thence North 66° 51' 15" West parallel to and 230.00 feet from the said Southerly right of way line 973.79 feet; thence South 00° 06' 43" East parallel to said sewer easement 973.79 feet; thence South 66° 51' 15" East parallel to said Southerly railroad right of way line 973.79 feet to the point of beginning, with bearings based on said Tract No. 1080, Washburn Park.

TOGETHER WITH a non-exclusive right of way for ingress to exit from the above described real property along and upon a 60 foot wide strip of land, more particularly described as follows:

Beginning at the southwest corner of Block 2, Tract 1080, Washburn Park; thence along the arc of a curve to the right (radius point bears North 00° 04' 50" West 27.14 feet, central angle = 84° 48' 27") 42.54 feet to the Easterly right of way line of a sewer easement; thence North 00° 06' 43" West along said easement 255.37 feet; thence South 89° 53' 17" West 10.00 feet to a 5/8 inch iron pin; thence North 66° 51' 15" West 54.42 feet; thence South 00° 06' 43" East 363.71 feet; thence South 89° 55' 10" East 86.85 feet to the Northwest corner of Block 6, Tract 1080; thence North 00° 04' 50" East 60.00 feet to the point of beginning, with bearings based on said Tract 1080.

Tax Account No: 3909-004AD-00300-000

Key No: 531231