

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

State of Oregon, County of Klamath  
Recorded 03/25/2005 9:06 a m  
Vol M05 Pg 19728-29  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

Send tax statements to:

Lewis M. Dodson, Manager  
Arthur Village Townhouses LLC  
1128 Tamera Drive  
Klamath Falls, Oregon 97603

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## WARRANTY DEED

Dodson Family LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Arthur Village Townhouses, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

### PARCEL 1:

Beginning at the Northeast corner of Lot 9, ELM PARK, in Klamath County, Oregon; thence North 0°53' West 246.95 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 55°55' West 93.57 feet) a distance of 93.63 feet; thence South 0°05' East 300.63 feet to a point on the North line of said lot; thence North 89°06' East 80.87 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 2:

Beginning on the North line of Lot 9, ELM PARK, in Klamath County, Oregon, at a point which is 80.87 feet South 89°06' West from the Northeast corner of said Lot; thence North 0°05' West 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 65°25' West 143.05 feet) a distance of 143.29 feet; thence South 0°05' East 362.19 feet to a point on the North line of said Elm Park; thence North 89°06' East 130.01 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 3:

Beginning on the North line of ELM PARK, in Klamath County, Oregon, at a point which is 210.88 feet South 89°06' West from the Northeast corner of Lot 9, ELM PARK, thence South 89°06' West 170.52 feet to a point; thence North 0°05' West 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the right (left by deed) to a point which is North 0°05' West 362.19 feet from the point of beginning; thence South 0°05' East 362.19 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER with easement dated April 13, 1979 from W. M. and Ruth E. Raymond to Willard R. Lilly, MD PC, Money Purchase Pension Plan Trust, covering drainage pipe across southern border of grantors property.

commonly known as 1400, 1403, 1405, 1407, 1408, and 1416 Arthur Street, Klamath Falls, Oregon

Tax Lot: R-3809-034CD-05500-000

There is no consideration for this conveyance. It is done for estate planning purposes.

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 PERSONS 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 10th day of MARCH, 2005.

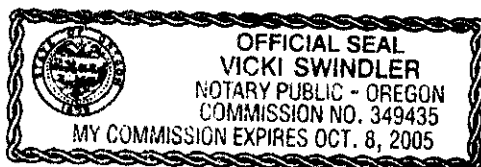
GRANTOR

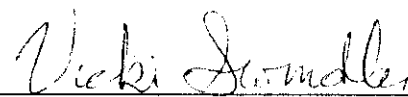


Lewis M. Dodson, Manager  
Dodson Family LLC

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The instrument was acknowledged before me on March 10, 2005, by Lewis M. Dodson as Manager of Dodson Family LLC.



  
Notary Public for Oregon  
My Commission Expires: 10-8-05