

7:05 APR 21 AM 10:40

NN

mtc-1396-6848



Vol M05 Page 28080

Grantor's Name and Address

Grantee's Name and Address

(Name, Address, Zip):

**Kenneth E. Thomas**

40 AmeriTitle

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

61573 O'Rion Dr.  
Bend OR 97702

SI

R

State of Oregon, County of Klamath  
Recorded 04/21/2005 10:40a m  
Vol M05 Pg 28080-81  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

ixed.

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **KLAMATH CASCADE GROUP, LLC, an Oregon Limited Liability Company**

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

**KENNETH E. THOMAS**

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

**EXCEPT THOSE OF RECORD AND APPARENT TO THE LAND**

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **750,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

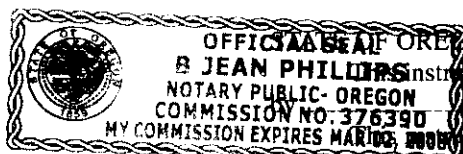
In witness whereof, the grantor has executed this instrument on **April 20, 2005**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

**Klamath Cascade Group LLC**

By

Julie M. Jackson



OFFICIAL SEAL OF THE STATE OF OREGON, County of **Klamath**

**B. JEAN PHILLIPS**  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 376390  
MY COMMISSION EXPIRES MARCH 2008

by Julie M. Jackson

as **Secretary**

of **Klamath Cascade Group LLC**

Notary Public for Oregon

My commission expires 3-2-08

26 APR

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

A parcel of land situated in Government Lot 2, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 2" iron pipe that marks the center 1/4 corner of said Section 18, which point is also the Southeast corner of First Addition to Terminal City, according to the official plat thereof on file in the office of the Klamath County Clerk; thence South 01° 33' 39" West 1348.74 feet to a 3/4" rebar with a 2" aluminum cap stamped "LS 993" at the Southeast corner of Government Lot 2 of said Section 18; thence North 88° 32' 08" West 46.31 feet along the South line of said Lot 2 to its intersection with the Easterly right of way line of the Dalles-California Highway 97; thence along said Easterly right of way line of the following eight courses; North 51° 28' 40" West 13.91 feet; thence North 29° 29' 38" West 271.15 feet; thence North 44° 43' 52" West 520.28 feet; thence North 32° 42' 24" East 145.70 feet; thence North 03° 41' 59" West 145.58 feet; thence North 35° 05' 46" West 239.30 feet; thence North 49° 38' 25" West 136.40 feet; thence North 12° 54' 07" West 203.57 feet to a point on the North line of said Government Lot 2, said line also being the South line of First Addition to Terminal City; thence South 88° 45' 12" East a distance of 811.41 feet to the POINT OF BEGINNING. Basis of bearings is grid North, based upon the Oregon Coordinate System of 1983, South Zone.

Tax Account No: 3809-01800-00700-000

Key No: 430830