

05 JUN 2005 10:53

MTZ-69850KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
FALCON RIDGE DEVELOPMENT, LLC, an  
Oregon limited liability company  
3245 Homedale Rd.  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 06/03/2005 10:53 AM  
Vol M05 Pg 41389-90  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2

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

FALCON RIDGE DEVELOPMENT, LLC, an  
Oregon limited liability company  
3245 Homedale Rd.  
Klamath Falls, OR 97603

Escrow No. MT69850-KR

### STATUTORY WARRANTY DEED

NELSONS' SAGE MEADOWS, LLC, <sup>an active</sup> a Nevada limited liability company, Grantor(s) hereby convey and warrant to FALCON RIDGE DEVELOPMENT, 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:

#### LEGAL DESCRIPTION

##### PARCEL 1:

A tract of land situated in the E1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly point of TRACT 1085, COUNTRY GREEN , A DULY recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South 65° 17' 56" East, 1,644.59 feet from the N1/4 corner of said Section 13; thence Easterly along the Southerly line of said TRACT 1085, COUNTRY GREEN, North 66° 35' 44" East 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angles = 21° 57' 17") 88.13 feet; North 44° 38' 27" East 276.89 feet, South 45° 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15° 10' 46") 74.18 feet, North 80° 31' 20" East 184.49 feet, North 12.08 feet; thence leaving said Southerly line, North 72° 58' 03" East 207.58 feet; thence North 89° 29' 13" East 100.00 feet; thence South 84° 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05° 22' 23" West, 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49° 30' 10") 108.00 feet; South 44° 07' 47" East 165.75 feet along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 ° 27' 34") 96.16 feet, South 29° 19' 47" West, 344.20 feet; thence leaving said Westerly line, South 72° 58' 03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38° 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 ° 21' 40") 86.36 feet, North 20° 51' 55" West, 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37° 46' 05") 220.82 feet; North 16° 54' 10" East 27.02 feet to the point of beginning.

2600 AM

EXCEPTING THEREFROM that portion thereof platted as TRACT 1288 – SAGE MEADOWS, being situated in the N1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-013AA-07000-000

Key No: 568200

Parcel 2:

Lots 8, 9, and 10, TRACT 1228 SAGE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013AA-08500-000

Key No: 885313

Tax Account No: 3909-013AA-08600-000

Key No: 885314

Tax Account No: 3909-013AA-08700-000

Key No: 885315

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 **\$300,000.00**.

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 1st day of June, 2005

NELSONS' SAGE MEADOWS, LLC, a Nevada limited liability company

BY: Patricia A. Nelson  
Patricia A. Nelson, Manager

BY: Lloyd L. Nelson  
Lloyd L. Nelson, Member

State of Nevada  
County of Washoe

This instrument was acknowledged before me on June 1, 2005 by <sup>\*\*</sup>NELSONS' SAGE MEADOWS, LLC, a Nevada limited liability company.

\*\* Patricia A. Nelson as Manager and Lloyd L. Nelson as a Member for

Noreen J. Burgess  
(Notary Public)

My commission expires June 1, 2008

