

15:04:00:00:00:00

MT-69238KR



State of Oregon, County of Klamath
Recorded 06/09/05 10:51 a m
Vol M05 Pg 42884-85
Linda Smith, County Clerk

THIS SPACE RESERVE Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Ken Thomas
61573 Orion Drive
Bend, OR 97702

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

Ken Thomas
61573 Orion Drive
Bend, OR 97702

Escrow No. MT69238-KR

SPECIAL WARRANTY DEED

Kenneth E. Thomas, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Harborview, LLC, an Oregon limited liability company**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

26⁰⁰ am

42885

Dated this 7th day of June, 2005

~~Klamath Cascade Group, LLC, an Oregon Limited Liability Company~~

(X) BY: *Kenneth E. Thomas*
Kenneth E. Thomas
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 7, 2005 by ~~Klamath Cascade Group, LLC, an Oregon Limited Liability Company~~ Kenneth E. Thomas (X)



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007