

mtc-71ae1kr

State Of Oregon, County Of Klamath

M05-62810

08/25/2005 03:07:34 PM

Of Pages 3 Fee: \$31.00

AFTER RECORDING RETURN TO:

Lakeside Mobile Home & R.V. Park, Inc.
4885 Wocus Road
Klamath Falls OR 97601

SEND TAX STATEMENTS TO

Lakeside Mobile Home & R.V. Park, Inc.
4885 Wocus Road
Klamath Falls OR 97601

WARRANTY DEED

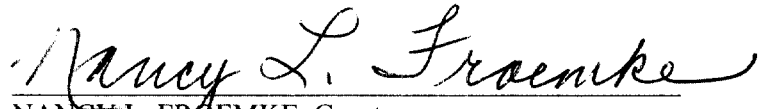
NANCY L. FROEMKE, Trustee of the Nancy L. Froemke Revocable Living Trust, Grantor, conveys and warrants to LAKESIDE MOBILE HOME & R.V. PARK, INC., Grantee, the following described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibits A and C

Subject to reservations, restrictions, right-of-way, easements of record and those apparent upon the land.

The true consideration for this conveyance is \$391,238.00.

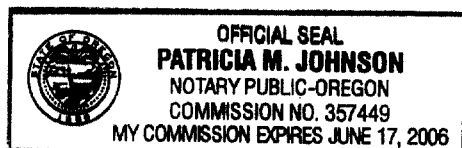
Dated this 24 day of August, 2005.

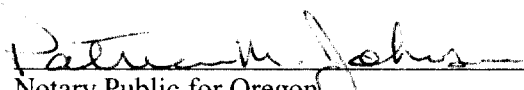

NANCY L. FROEMKE, Grantor

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 uses.

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 24 day of August, 2005, by NANCY L. FROEMKE.




Notary Public for Oregon
My Commission Expires: 6-17-2006

GRANTORS' NAME AND ADDRESS:
Nancy L. Froemke, Trustee
2824 Biehn Street
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS:
Lakeside Mobile Home & R.V. Park, Inc.
4885 Wocus Road
Klamath Falls OR 97601

3/00

PARCEL TWO

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears N. 89°42' W. 770.8 feet; thence S. 6°2' W. 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway S. 6°2' W. 575.3 feet; thence S. 16°26' W. 73.8 feet; thence N. 89°42' W. 475.4 feet; thence along the forty line N. 2°32' E. 643.8 feet; thence S. 89°42' E. 528.4 feet to the place of beginning, being a portion of the NE¼NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272 on page 92, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135 page 571, Deed Records of Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

EXHIBIT "A"

Parcel Three:

A tract of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which bears N. 89°42' W. a distance of 710.5 feet and thence S. 6°02' W. a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 E.W.M., and running thence: S 89°09' E. a distance of 300 feet to a point; thence S. 6°02' W. a distance of 145.9 feet to a point; thence N. 89°09' W. a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' E. a distance of 145.9 feet to the point of beginning.

EXHIBIT "C"