

MTL-71061KF

State Of Oregon, County Of Klamath

M05-62811

08/25/2005 03:07:55 PM

# Of Pages 4 Fee: \$36.00

## RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

### After Recording Return To:

Lakeside Mobile Home & R.V. Park, Inc.  
4885 Wocus Road  
Klamath Falls, OR 97603

### 1. Name(s) of the Transaction(s):

Warranty Deed

### 2. Direct Party (Grantor):

Bruce Froemke, Trustee of the Bruce Froemke Revocable Living Trust

### 3. Indirect Party (Grantee):

Lakeside Mobile Home & R.V. Park, Inc., an Oregon corporation

### 4. True and Actual Consideration Paid:

\$45,002.00

### 5. Legal Description:

See Exhibit 1 attached to Warranty Deed for legal description

36.00

**WARRANTY DEED**


Bruce Froemke, Trustee of the Bruce Froemke Revocable Living Trust, conveys and warrants to Lakeside Mobile Home & R.V. Park, Inc., an Oregon Corporation, the following described real property free of encumbrances except as specifically set forth herein.

See attached Exhibit 1.

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

The true consideration for this conveyance is \$45,002.00.

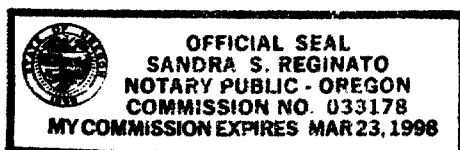
Dated this 27 day of February, 1996.

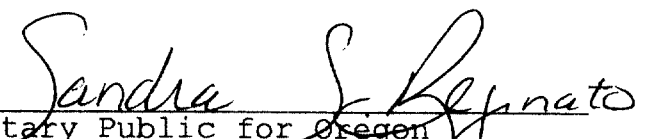
  
\_\_\_\_\_  
Bruce Froemke, Trustee of the  
Bruce Froemke Revocable Living  
Trust, Grantor

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 approved uses.

STATE OF OREGON            )  
                                  ) ss.  
COUNTY OF KLAMATH        )

Subscribed and sworn to before me the above-named this 27  
day of February, 1996.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 03/23/98

Send Tax Statements to:

Lakeside Mobile Home  
& R.V. Park, Inc.  
4885 Wocus Road  
Klamath Falls, OR 97603

After Recording Return to:

Lakeside Mobile Home  
& R.V. Park, Inc.  
4885 Wocus Road  
Klamath Falls, OR 97603

DESCRIPTION OF PROPERTY

Parcel One:

Beginning at an iron pin on the westerly right of way line of the Dalles- California Highway which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 161.5 feet to an iron pin; thence North 89°42' West parallel to the North line of said Section 18, a distance of 528.4 feet to an iron pin on the 40 line; thence North 2°32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89°42' East parallel to the North line of said Section 18, a distance of 538.1 feet more or less, to the point of beginning, said tract of land being in the NE¼NW¼ of Section 18, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. Excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission by deed recorded in Deed Volume 135 page 325, records of Klamath County, Oregon.

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

Right of Way Easement, including the terms and provisions thereof, given by Dennis W. Froemke to CP National Corporation, dated June 29, 1981, and recorded June 30, 1981, in M-81 on page 11880, records of Klamath County, Oregon.

EXHIBIT "1"