

1st COS  
QUITCLAIM DEED

M05-71289

Klamath County, Oregon

12/16/2005 03:49:40 PM

Pages 2 Fee: \$26.00

Grantor: Sykes Realty, Inc.  
400 North Ashley Drive, Ste 2800  
Tampa, FL 33602

Grantee: Klamath Cascade Group, LLC  
2618 Westgate Drive  
Klamath Falls, OR 97603

Consideration: \$80,000.00

After recording, return to:

Klamath Cascade Group, LLC  
2618 Westgate Drive  
Klamath Falls, OR 97603

Tax Stmt:  
Same

KNOW ALL MEN BY THESE PRESENTS, that Sykes Realty, Inc., a Florida corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto the **Klamath Cascade Group, LLC**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A, attached here to and incorporated by this reference.

Grantor or their agents have made no representations and have extended no warranties and grantee is purchasing said property pursuant to their own independent examination, study and inspection.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is: \$80,000.00.

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.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8<sup>th</sup> day of December, 2005; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

Sykes Realty, Inc.

By:

David P. Reule, President

OK TO SIGN	
12/17/05	JA
DATE	SYKES LEGAL

STATE OF NORTH CAROLINA)

County of Forsyth) ss.

This instrument was acknowledged before me on December 8<sup>th</sup>, 2005 by David P. Reule, President of and on behalf of Sykes Realty, Inc.

Notary Public for North Carolina

My Commission Expires: 4-3-2006

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**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Parcel 1 of Land Partition 34-97 being a portion of Lot 18, Block 1 of "Tract 1174, College Industrial Park", situated in the SW 1/4 SW 1/4 of Section 17, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

A tract of land located in the SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Parcel 1 of Land Partition 34-97, said corner being on the Southerly right of way line of Northern Heights Boulevard, 50.00 feet from centerline when measured at right angles to said centerline, said corner also being on the line between Sections 17 and 18; thence South  $01^{\circ}14'29''$  West along said section line and the West line of said parcel 310.13 feet to the Northerly right of way line of Dan O'Brien Way, 50.00 feet from centerline when measured at right angles to said centerline; thence along said right of way line and along a non-tangent 868.50 foot radius curve to the left, 257.70 feet, said curve having a central angle of  $17^{\circ}00'02''$ , the chord of which bears North  $61^{\circ}31'28''$  West, 256.75 feet to a point on non-tangency; thence leaving said Northerly right of way line and along said Southerly right of way line the following 4 courses: North  $16^{\circ}44'41''$  East, 60.62 feet; thence along a tangent 150.00 foot radius curve to the right, 147.99 feet, said curve having a central angle of  $56^{\circ}31'41''$ , the chord of which bears North  $45^{\circ}00'20''$  East, 142.06 feet to a point of tangency; thence North  $73^{\circ}16'28''$  East, 119.67 feet to said section line; thence South  $01^{\circ}14'29''$  West along said section line 5.30 feet to said Southerly right of way line and the point of beginning. The basis of bearings for this description is per Land Partition 34-97.

Tax Parcel Number: 765194 and 886368