



2008-010241  
Klamath County, Oregon



THIS SPACE RESER

07/17/2008 11:34:42 AM

Fee: \$26.00

After recording return to:  
South Central Enterprises, LLC, an Oregon  
limited liability company  
2100 NE Wyatt Ct., Suite 103  
Bend, OR 97701

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

South Central Enterprises, LLC, an Oregon  
limited liability company  
2100 NE Wyatt Ct., Suite 103  
Bend, OR 97701

Escrow No. MT69602-KR

### STATUTORY WARRANTY DEED

**EASTPORT EQUITIES CORPORATION, an Oregon corporation**, Grantor(s) hereby convey and warrant to **South Central Enterprises, 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

That portion of the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of Tract 1163, CAMPUS VIEW, described as follows:

A tract of land situated in the SE1/4 at the NW1/4 of Section 20, in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 1/4 inch axle which is the Northwest corner of the SE1/4 of the NW1/4 of said Section 20; thence South 89° 09' 56" East 371.47 feet to a 6 by 6 inch concrete monument with metal cap which is the Southwest corner of the Oregon Institute of Technology Campus as the same appears on Record Survey No. 708 in the office of the County Surveyor of Klamath County, Oregon; thence South 89° 10' 29" East on the South line of said Oregon Institute of Technology Campus boundary 347.94 feet to a 5/8 inch iron pin; thence South 02° 42' 18" West 373.88 feet to a 5/8 inch iron pin; thence Northwesterly 217.28 feet along the arc of a curve to the right through a central angle of 07° 59' 24" and a radius of 1,588.11 feet from a tangent bearing of North 68° 59' 23" West to a 5/8 inch iron pin; thence South 29° 00' 01" West 60.00 feet to a 5/8 inch iron pin; thence Southeasterly 30.81 feet along the arc of a curve to the right through a central angle of 88° 15' 03" and a radius of 20.00 feet, tangent to a bearing of South 16° 52' 28" East the chord of which bears South 16° 52' 28" East 27.85 feet, to a 5/8 inch iron pin; thence Southerly 53.85 feet on the arc of a curve to the left, through a central angle of 24° 37' 25" and a radius of 125.29 feet, the chord of which bears South 14° 56' 21" West 53.43 feet to a 5/8 inch iron pin; thence South 02° 37' 39" West 40.00 feet to a 5/8 inch iron pin; thence North 87° 22' 21" West 200.00 feet to a 5/8 inch iron pin; thence South 02° 37' 39" West 58.03 feet to a 5/8 inch iron pin; thence North 89° 13' 34" West 272.76 feet to a 5/8 inch iron pin and the North-South centerline of the NW1/4 of said Section 20; thence North 00° 46' 26" East on the North-South centerline of Section 20, 508.00 feet to the Northwest corner of the SE1/4 of the NW1/4 of Section 20 and the point of beginning.

2011  
Tax Account No: 3809-020BD-00400-000

Key No: 168927

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 **\$600,000.00**.

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 16 day of June, 2005.

EASTPORT EQUITIES CORPORATION, an Oregon corporation



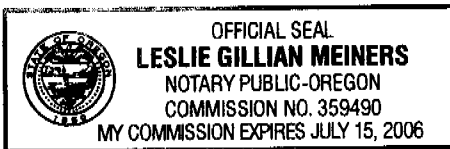
BY: Kerry S. Gilbert

Kerry S. Gilbert, President

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 16, 2005 by EASTPORT EQUITIES CORPORATION, an Oregon corporation.

Leslie Gillian Meiners  
(Notary Public for Oregon)



My commission expires July 16, 2005