

KNOW ALL MEN BY THESE PRESENTS, That Glen F. Leach, a co-partner and MARVIN ALBERT GREEN, a co-partner of KLA-LAK, a co-partnership hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLA-LAK, a co-partnership consisting of Glen F. Leach & Hazel Leach, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ a partnership/ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of June, 19 77; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Marvin Albert Green
Glen F. Leach

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath Coos } ss.
June 15 23, 19 77.

Personally appeared the above named
MARVIN ALBERT GREEN

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Carole W. Hundley*
Notary Public for Oregon
My commission expires: May 29, 1979

STATE OF OREGON, County of } ss.
June 15, 19 77.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Marvin A. Green

GRANTOR'S NAME AND ADDRESS

STATE OF OREGON, } ss.

County of Coos }

BE IT REMEMBERED. That on this 23rd day of June, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Glen F. Leach

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carole W. Hundley
Notary Public for Oregon
My Commission expires May 29, 1979

11469

EXHIBIT "A"

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the north line of said Lot 22-B from which an iron axle marking the northeast corner of said Lot 22-B bears N 89°46'32"E, 969.54 feet said point of beginning also marking the intersection of the southerly right-of-way line of Eberlein Avenue with the southwesterly right-of-way line of the Klamath Falls-Malin State Highway No. 50; thence along said highway right-of-way line S 73°01'26" E, 207.73 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line S 40°00'00" E, 494.80 feet to a 1/2 inch iron pin opposite engineers centerline station 184 + 44.8; thence leaving said right-of-way line S 50°00'00" W, 64.24 feet to a 1/2 inch iron pin on the northerly right-of-way line of Alameda Avenue, a County Road; thence along said County Road right-of-way line N47°07'00" W., 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (delta=34°10', long chord=N64°12'02" W, 640.36 feet) 649.95 feet to a 1/2 inch iron pin; thence N 81°17'00" W., 143.10 feet to a 1/2 inch iron pin at the point of intersection of said County Road right-of-way line with the southerly right-of-way line of Eberlein Avenue; thence N 89°51'55" E along said right-of-way line 443.78 feet to the point of beginning containing 2.00 acres (86,968 sq. feet) more or less.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; and liens and assessments of Enterprise Irrigation District; liens and assessments of Klamath project; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; any unpaid charges or assessments of Enterprise Irrigation District; grant of right of way deed, including the terms and provisions thereof, given by Lora Evans, a widow, to the California Oregon Power Co., a California corporation, dated October 17, 1947, recorded October 24, 1947, in Deed Volume 213, page 36, records of Klamath County, Oregon, a right of way for pole and wire lines and other facilities for the distribution of electricity; access restrictions, including the terms and provisions thereof contained in deed from Joseph F. Evans, et al, to the State of Oregon, by and through its State Highway Commission, to Gordon O. Erlandson & Adelle Erlandson, and George Brosterhous & Audrey L. Brosterhous, dated November 18, 1969, recorded November 25, 1969, in Volume M69, page 9848, Microfilm records of Klamath County, Oregon; and reservations and restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon, by and through its State Highway Commission to Gordon O. Erlandson and Adelle Erlandson, husband and wife; George E. Brosterhous and Audrey L. Brosterhous, dated November 18, 1969, recorded November 25, 1969, in Volume M69 page 9848, Microfilm records of Klamath County, Oregon.

BLAIR M. HENDERSON
ATTORNEY AT LAW
325 MAIN STREET - SUITE A
KLAMATH FALLS, OREGON 97601
TELEPHONE 884-7731

EXHIBIT "A"
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 29th day of June 1977 at 11:43 o'clock A M., and duly recorded in Vol M77 of DEEDS on Page 11468.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Magill Deputy