

1967/50

79696

JULY 1980 LAW PUB. CO., PORTLAND, ORE.

Vol 1780 Page 1334

KNOW ALL MEN BY THESE PRESENTS, That EVERETT L. LEACH and  
WAYNE M. COLE

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by ROBERT LEE ASHER and SANDRA RAE ASHER, husband and  
wife

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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 NW 1/4 of section 28, T39S, R9EWM,  
Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the west line of said section 28 and in  
the centerline of Tingley Road, said point being S 00° 01' 40" W 251.50 feet  
from the northwest corner of said section 28, marked by a 5/8 inch iron pin;  
thence S 89° 58' 20" E 756.58 feet to a 5/8 inch iron pin; thence S 17° 05'  
05" E 284.10 feet to a 5/8 inch iron pin on the centerline of an existing  
access lane extended; thence N 85° 38' 55" W 842.57 feet to a 5/8 inch iron  
pin at the intersection of said lane and center of said Tingley Road, said  
point also being on the west line of said section 28; thence N 00° 01' 40"  
E 208.00 feet to the point of beginning.

The above described Tract of land contains 4.36 acres, more or less, including  
the easterly portion of said Tingley Road.

(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

1. Liens and assessments of Klamath Project and Klamath Irrigation  
District, and regulations, easements, contracts, water and irrigation  
rights in connection therewith.
2. Rules, regulations, liens, assessments, contracts, rights of way,  
easements and any and all obligations created or imposed upon or  
affecting said premises by the Klamath Basin Improvement District.

and that

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$19,500.00

However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 19th day of April, 1972.

*Everett L. Leach*  
*Wayne M. Cole*

STATE OF OREGON, County of Klamath ) ss. April 19, 1972

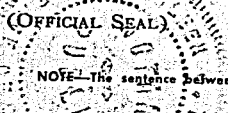
Personally appeared the above named EVERETT L. LEACH and  
WAYNE M. COLE

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

Before me: *Kathleen A. Tynell*

Notary Public for Oregon

My commission expires 8/22/75



NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

*Klamath Trust Federal*  
*540 Main*  
*Klamath Falls, Or 97603*

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
22nd day of January, 1980,  
at 3:51 o'clock P.M., and recorded  
in book M-80 on page 1334.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne - County Clerk  
County Clerk

By *Jaqueline J. Motter* Title  
Deputy

Fee \$3.50