

1-1-74

23667

QUITCLAIM DEED

Vol. 73 Page 7797



KNOW ALL MEN BY THESE PRESENTS, That BARRY GLEN LEACH, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto GLEN FRANKLIN LEACH, 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 any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" and Exhibit "B" hereby incorporated herein.

(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. The true and actual consideration paid for this transfer, ~~and in consideration of~~ is real estate exchange ~~the whole~~ the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration ~~(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 day of, 19 ; 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.

Barry Glen Leach  
BARRY GLEN LEACH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
Personally appeared the above named Barry Glen Leach

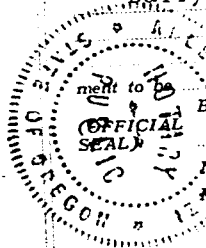
STATE OF OREGON, County of ss.  
Personally appeared Barry Glen Leach, 19 ; who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Barry Glen Leach, 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:

(SEAL)

Notary Public for Oregon  
My commission expires:



BARRY GLEN LEACH  
2707 Connell  
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

GLEN FRANKLIN LEACH  
Box 73, KK Harriman Route  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henderson & Molatore  
426 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. and Mrs. Glen Leach  
Box 73, KK Harriman Route  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of ss.  
I certify that the within instrument was received for record on the day of, 19 ; at o'clock M. and recorded in book reel volume No. on page or as document/fee/file/ instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Barry Glen Leach Deputy

ck 02  
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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 N 47°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=N 64°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 and Adelle Erlandson, and George Brosterhous and 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.

PARCEL NO. 1:

Commencing at a point on the West line of Main Street in the Town of Lakeview, Lake County, Oregon, 313.77 feet South of the North line of Section 15, Township 39 South, Range 20 East of the Willamette Meridian, and thence running West 108 feet; thence South 58 feet; thence East 108 feet; thence running North 58 feet to the point of beginning.  
EXCEPTING THEREFROM that portion heretofore conveyed to the Town of Lakeview, a municipal corporation, for highway purposes, by deed recorded in Book 75 at page 466 of the Record of Deeds.

PARCEL NO. 2:

Beginning at a point which is South 150.87 feet and West 85 feet from a point where the West line of Main or "F" Street North in the Town of Lakeview, Lake County, Oregon, intersects the North line of Section 15, Township 39 South, Range 20 East of the Willamette Meridian, said point of beginning, being at right angles to and 36 feet distant from the relocated center line of the Fremont Highway, a primary highway of the Oregon State Highway System, thence running West 131 feet; thence running South along and upon the East boundary line of Dewey, or "G" Street North 162.90 feet; thence running East 208.12 feet, to the West boundary line of said Fremont Highway, thence running in a Northwesterly direction along and upon the West boundary line of said relocated highway on 373.29 foot radius curve, the long chord of which bears North 64°48' West a distance of 181.42 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

On 18th day of May A. D. 1983 at 4:08 o'clock P. M., and  
duly recorded in Vol. M83, of Deeds on Page 7797.By EV LYN BIEHN, County Clerk  
Berntha Whitch

Fee \$12.00