

KNOW ALL MEN BY THESE PRESENTS, That THEODORE L. ENARD and DOROTHY L. ENARD

of the County of Clatsop, State of Oregon, do hereby grant, bargain, sell and convey unto the said grantees and grantee's heirs, successors and assigns, that certain real property, with the improvements, hereditaments and appurtenances thereunto belonging or in anywise in anywise situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

SEE FULL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. In 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 use.

To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees 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 shown on the reverse of this deed and those of record and apparent upon the land, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,600.00. ~~Other than the actual consideration herein stated, or included other property or value given or promised which is the whole consideration (indicate which)~~ ~~By reference to the symbol or, if not applicable, number entered See ORS 93.030.7~~

In construing this deed and when 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 14th day of March, 1986, 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.

Theodore L. Enard  
Theodore L. Enard

Dorothy L. Enard  
Dorothy L. Enard

STATE OF OREGON,  
County of Clatsop  
3/18 1986

Personally appeared the above named  
Theodore L. Enard & Dorothy L. Enard

Notary Public for Oregon  
My commission expires 8/11/88  
[Notary Seal]

STATE OF OREGON, County of Clatsop  
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, \_\_\_\_\_  
Notary Public for Oregon  
My commission expires \_\_\_\_\_  
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
Theodore L. Enard & Dorothy L. Enard  
Box 294  
Clatsop, OR 97634  
GRANTEE'S NAME AND ADDRESS

RECORDING OFFICE  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/serial number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of \_\_\_\_\_ County aforesaid.  
By \_\_\_\_\_ Recording Officer  
Deputy

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Agreement, including the terms and provisions thereof, by and between Johnsville Products Corporation and James B. Rogers and Cora B. Rogers, dated October 29, 1957 and recorded November 4, 1957 in Deed Volume 295, page 366, Records of Klamath County, Oregon, setting boundary lines.
3. Easement, including the terms and provisions thereof, as disclosed by conveyance from Klamath County to U. S. A., recorded in Volume 344, page 118, Deed Records of Klamath County, Oregon, for a strip of land 60 feet in width designated as S-43.
4. Right of way, including the terms and provisions thereof, given by James B. Rogers and Cora B. Rogers to United States of America, dated March 6, 1964 and recorded March 11, 1964 in Volume 351, page 484, Deed Records of Klamath County, Oregon.
5. Conditional Use Permit, including the terms and provisions thereof, Dated: July 1, 1985  
Recorded: July 2, 1985  
Volume: M85, page 10195, Microfilm Records of Klamath County, Oregon

## DESCRIPTION

A tract of land situated in Government Lots 17 and 24, Section 28 Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East line of the SE $\frac{1}{4}$  of said Section 28, as established by Survey No. 146 of the Klamath County Surveyor's Records, said 5/8 inch iron pin being North 1800.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 238.92 feet to a 1/2 inch iron pin; thence West 631.66 feet to a 1/2 inch iron pin on the East line of that tract of land described in Deed Volume M80, page 5100, as recorded in the Klamath County Deed Records; thence, along the Easterly and Northerly line of said Deed, Volume M80, page 5100, South 08°42'03" East 239.77 feet to a 5/8 inch iron pin, and South 89°49'00" East 595.41 feet to the point of beginning, more or less, with Survey No. 3479, as recorded in the office of the Klamath county Surveyor, being the basis of bearings and reference for this description; SUBJECT TO any easements or rights of way of record or apparent.

TOGETHER WITH THOSE EASEMENTS RESERVED IN WARRANTY DEED FROM THEODORE N. EMARD AND DOROTHY L. EMARD TO JIMMY R. ALLEN AND CYNTHIA L. ALLEN, RECORDED JANUARY 27, 1984 IN VOLUME M84, PAGE 1495, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of March the 19th day  
of A.D. 1986 at 3:07 o'clock P. M., and duly recorded in Vol. M86  
of Page 4571  
By Evelyn Biehn, County Clerk  
[Signature]

FEE \$14.00