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Vol. M88 Page 5610
Aspen
 TITLE & ESCROW, INC.

S-32162

WARRANTY DEED (INDIVIDUAL)

GLEN F. LEACH ALSO KNOWN AS GLEN FRANKLIN LEACH, and RUBY L. LEACH, husband and wife
 convey(s) to ROGER'S CABINETS AND FLOORS, INC., An Oregon Corporation
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
THOSE SET OUT IN EXHIBIT "A" ATTACHED HERETO

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 135,000.00. ~~However, the actual consideration consists of other property or value given or promised which is part of the consideration and is not to be recorded.~~
~~and the value of the property is not applicable to the recording of this deed.~~

In construing this deed and where the context so requires, the singular includes the plural.
 IN WITNESS WHEREOF, the grantor has executed this instrument this 12 day of April,
 19 88.

Glen Franklin Leach
 GLEN FRANKLIN LEACH

Ruby L. Leach
 RUBY L. LEACH

 STATE OF OREGON, County of Klamath) ss.

 On this 13 day of April, 19 88.

Personally appeared the above named GLEN F. LEACH aka GLEN FRANKLIN LEACH, and RUBY L. LEACH, husband and wife
 instrument to be their voluntary act and deed.

 Before me: Sandra Handsaker

 Notary Public for OREGON

 My Commission Expires: 7-23-89
Glen Franklin Leach
Ruby L. Leach

GRANTOR'S NAME AND ADDRESS

Roger's Cabinets & Floors, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roger's Cabinets & Floors, Inc.
1315 Alameda
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Roger's Cabinets & Floors, Inc.
1315 Alameda
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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/real/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.

 SPACE RESERVED
 FOR
 RECORDER'S USE

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

A parcel of land situate in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South $89^{\circ} 46' 32''$ West along the North line of said Lot 969.54 feet; thence South $73^{\circ} 01' 26''$ East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South $40^{\circ} 00' 00''$ East, 134.80 feet to the point of beginning for this description; thence continuing along said right of way line South $40^{\circ} 00' 00''$ East, 360.00 feet to a 1/2 inch iron pin; thence at right angles South $50^{\circ} 00' 00''$ West, 64.24 feet to a 1/2 inch iron pin on the Northerly right of way line of Alameda Ave., a County Road; thence North $47^{\circ} 07' 00''$ West along said right of way line 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 = $04^{\circ} 59' 12''$, long chord = North $49^{\circ} 36' 36''$ West, 94.83 feet), 94.86 feet to a point on curve; thence leaving said right of way North $47^{\circ} 37' 18''$ East, 112.86 feet to the point of beginning.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Enterprise Tracts.
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
3. Easement, including the terms and provisions thereof:

Granted to	: The California Oregon Power Company
Recorded	: October 24, 1947
Book	: 213
Page	: 36
Affects	: This and other property
(Location not given)	
4. Access restrictions, including the terms and provisions thereof contained in deed:

To	: State of Oregon, by and through its State Highway Commission
Dated	: November 18, 1969
Recorded	: November 25, 1969
Book	: M-69
Page	: 9848
5. Conditions and Restrictions in Deed:

Recorded	: November 25, 1969
Book	: M-69
Page	: 9848
6. Easement, including the terms and provisions thereof:

Granted to	: Pacific Power & Light Company, a Corporation
Recorded	: November 22, 1976
Book	: M-76
Page	: 18542
Affects	: NE 1/4 SE 1/4 SW 1/4 Sec. 34, Twp 38 S., R 9 EWM.
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
 of April A.D. 19 88 at 3:45 o'clock P M., and duly recorded in Vol. M88
 of Deeds on Page 5610

FEE \$15.00

Evelyn Biehn
 By Bernetha A. Hetsch County Clerk