

KNOW ALL MEN BY THESE PRESENTS, That

DONALD J. LESON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUDY PRESLAR, Conservator of the Estate of Warren L. Cody, Incompetent, 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:

Beginning at a point on the West line of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0°35' West, 1041.2 feet from the Southwest corner of said SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2; thence North 0°35' West along said West line a distance of 75 feet; thence North 89°25' East, 135 feet; thence South 0°35' East, 75 feet; thence South 89°25' West, 135 feet to the point of beginning, being a parcel of land in the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

Klamath County Tax Account #3909-02BD-9200.

MOUNTAIN TITLE COMPANY

2. "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."

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 all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 30,000.00

per the whole

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 10th day of June, 1988, 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss  
June 10 19 88

Personally appeared the above named  
DONALD J. LESON

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

Before me: Christie L. Redd  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11/16/91

DONALD J. LESON  
2883 Williams Highway  
Grants Pass, OR 97526

GRANTOR'S NAME AND ADDRESS

THE ESTATE OF WARREN L. CODY  
2042 Gettle  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ..... ) ss.  
 ..... 19.....

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

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:**

STATE OF OREGON, }  
County of Klamath. } ss.

*I certify that the within instrument was received for record on the 10th day of June, 1988, at 2:18 o'clock P.M., and recorded in book M88 on page 9023 or as file/reel number 88111.*

Witness my hand and seal of  
County affixed.

----- Evelyn Biehn, County Clerk  
Recording Officer  
By Bernetha Kibich Deputy

Fee \$8.00