56 KNOW ALL MEN BY THISE PRESENTS, That _____PHILIP O. LEIDHOLDT & INEZ LEIDHOLDT, WARRANTY DEED 81 Page as tenants by the entirely hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH L. BARNES, & SHIRLEY A. BARNES, Husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and JR. assigns, the 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: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. "This instrument will not allow use of the property described in this instrument in violation of applicable land use Haws 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 and the above granted premises, free from all encumbrances EXCEPT Those of record and apparent upon the land, if any, as of the date of this deed, including Department of Veterans' Affairs loan which buyers agree to assume and pay 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 \$ 130,000.00 xxXHanneng x & x nework to axialouning x xx visco of an ind a descarber property converting in our represents endowhich is the output e/ x spon cof the consideration (indicate ast oct) cof the reast and cluster of the reast and cluster the spon of the 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 <u>570</u> day of <u>May</u>, 19 <u>89</u> if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Philip J. Leidholdt Ines eidh Inez Leicholdt STATE OF OREGON, STATE OF OREGON, County of County of ____Klamath _) ss. SS. SΔ . 19 _ , 19 🛐 Personally appeared Personally appeared the above named . and who, being duly sworn, each for himself and not one for the other, did say that the former is the Philip O. Leidholdt & Inez Leidholdt ___ president and that the latter is the _ secretary of _ and acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate , a corporation, to be _______ voluntary act and deed. seal of said corporation and that said instrument was signed and sealed A PAMA Configuration of the second se 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. Bejore me: (OFFICIAL Notary Public for Oregon SEAL) My commission expires: 8-16-92 0 My commission expires: PHILE O. LEIDHOLDT & INEZ LEIDHOLDT 19425 LUSSEN Dr STATE OF OREGON, Cotton wood (.... CA 9602 C SS. County of ____ JOSEPH L. BARNES/ & SHIRLEY A. BARNES I certify that the within instrument was 10560 HWY 39 received for record on the _ Klamath Falls OR GRANTERS NAME AND ADD day of _ 97603 19 ADDRESS at . o'clock _____ M., and recorded TE RESERVED in book_ JOSEPH L. BARNESY & SHIRLEY A. BARNES _ on page ___ _ or as file/reel number 10560 RECORDERS US Record of Deeds of said county. Nuu 34 Klamath Witness my hand and seal of County AME AT DREST OP- 9-7603 affixed. Unit as hange as requested all be statements shall be sent to the following address JOSEPH I. BARNES SHIRLEY A BARNES 10560 tamore Recording Office By Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West boundary of the Klamath Falls - Merrill Highway, said point being North 0 degrees 14' East a distance of 904.92 feet and corner of said Section 36; thence North 89 degrees 57' West a distance of 1475.5 feet; thence North 0 degrees 14' East a distance of 590 feet; thence South 89 degrees 57' East a distance of 1475.5 feet to the West boundary of the Klamath Falls - Merrill Highway; thence South 0 degrees 14' West, 590 feet, more or less, to the point of beginning.

Tax Account No: 3909 036DD 00100 3909 036DD 00200 3909 036DD 00300

STATE OF OREGON: COUNTY OF KLAMATH:

Ellad C.

ofMay	
	of Deado O'clockM., and duly recorded in Vol day
FEE \$13.00	Evelyn Biehn Court Ch i
•	By Dauline Muclenolare

SS.