

## -WARRANTY DEED-

P. H. LEELING and ETHELDA LEELING, husband and wife, Grantors, convey and warrant to SHASTA CASCADE FACTOR, INC., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

An undivided 1/2 interest in and to:

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 E.W.M., being a portion of vacated Blocks 8 and 9, Eldorado Heights Addition to the City of Klamath Falls, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence S. 89°16' E. along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a 3/4 inch iron pipe marking the beginning of a 40°41'15" curve to the right and having a radius of 756.26 feet; thence along the arc of said curve Southeasterly and along the Northerly line of Eldorado Blvd., a distance of 537.0 feet to an iron pipe marking the most Southerly corner of Lot 19, Block 8, Eldorado Heights, now vacated; thence leaving the Northerly line of Eldorado Blvd. N. 41°26'44" E. a distance of 110.0 feet to a point on a curve which is parallel to, concentric and 110 feet distant radially from the Northerly right of way line of Eldorado Blvd. thence Northwesterly along last mentioned curve an arc distance of 451.05 feet, more or less, to an iron pin on the Westerly line of said Block 8, now vacated; thence N. 73°53'30" W. a distance of 60.85 feet to an iron pin marking the Northeasterly corner of Lot 14, Block 9, now vacated, thence N. 89°47'30" W. a distance of 341.05 feet to an iron pin on the Easterly line of Daggett Street; thence S. 0°50'15" W., along said Easterly line a distance of 110.0 feet to the point of beginning. EXCEPTING THEREFROM parcel conveyed to City of Klamath Falls by Deed Recorded March 27, 1969, in Volume M-69 on page 2228, records of Klamath County, Oregon. ALSO EXCEPTING parcel conveyed to Harry R. Waggoner by Deed recorded June 13, 1977, in Volume M-77 on page 10242, records of Klamath County, Oregon.

## SUBJECT TO AND EXCEPTING:

(1) Unpaid taxes; and (2) Reservations, restrictions, easements and rights of record and those apparent upon the land.

The true and actual consideration for this conveyance is Ten Thousand and No/100ths (\$10,000.00) DOLLARS.

This instrument will not allow use of the property described in this instrument in violation of applicable land use

BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

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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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: 409 Pine Street, Klamath Falls, OR 97601.

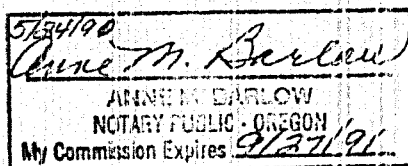
DATED this 18th day of May, 1990.

Paul H. Leeling  
P. H. Leeling

Ethelda Leeling  
Ethelda Leeling

STATE OF OREGON )  
 ) ss.  
County of Deschutes )

Personally appeared the above-named P. H. LEELING and ETHELDA LEELING, husband and wife and acknowledged the foregoing instrument to be their voluntary act. Before me:



Anne M. Barlow  
Notary Public for Oregon  
My Commission expires: 9/27/91

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return: Shasta Cascade Factor, Inc.  
409 Pine St.  
Klamath Falls, Or. 97601

Shasta Cascade Factor, Inc.  
on this 15th day of June A.D. 19 90  
at 11:10 o'clock A. M. and duly recorded  
in Vol. M90 of Deeds Page 11713  
Evelyn Biehn County Clerk  
By Pauline M. Mendenhall  
Deputy.

Fee, \$33.00

BRANDSNESS & BRANDSNESS, P.C.  
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2. WARRANTY DEED