

KNOW ALL MEN BY THESE PRESENTS, That

LOYD A. HOLLEMON and DOROTHY M. HOLLEMON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LESLIE P. ANDERSON

"A" TRUST

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and 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:

A tract of land situated in the SW 1/4 of Section 19, Township 31 N., Range 12 E., Klamath County, Oregon, and more particularly described as follows:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 and 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 \$ 85,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 5<sup>th</sup> day of July, 19 90; 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.

Lloyd A. Hollemon  
LOYD A. HOLLEMON

Dorothy M. Hollemon  
DOROTHY M. HOLLEMON

STATE OF OREGON, )  
County of Curry ) ss.  
July 5, 19 90

STATE OF OREGON, County of Curry ) ss.  
July 5, 19 90

Personally appeared Lloyd A. Hollemon and Dorothy M. Hollemon 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named \_\_\_\_\_  
LOYD A. HOLLEMON  
DOROTHY M. HOLLEMON

and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC  
My commission expires: 28.92

LOYD A. HOLLEMON & DOROTHY M. HOLLEMON  
P.O. Box 24 P.O. Box 235  
Crescent Lake, OR 97425 Gold Beach, OR  
97444

LESLIE P. ANDERSON  
P.O. Box 751, SBA540B  
Portland, OR 97207-0751

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P.O. Box 751, SBA540B  
Portland, OR 97207-0751

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

LESLIE P. ANDERSON  
P.O. Box 751, SBA540B  
Portland, OR 97207-0751

STATE OF OREGON, ) ss.

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/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

88815 02710V

0250117WAPPAW

20-88283 JTM

014390

MTC NO: 23826-DN

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of the SW1/4 NE1/4 of said Section 18, said point being West thereon a distance of 463.0 feet from the iron pin marking the Northeast corner of the SW1/4 NE1/4 of said Section 18; thence South 45 degrees West a distance of 279.72 feet to an iron pin; thence continuing South 45 degrees West a distance of 115.0 feet to the centerline of Crescent Creek; thence Northerly and Westerly along the centerline of Crescent Creek to its intersection with the North line of the SW1/4 NE1/4 of said Section 18; thence East along the North line of the SW1/4 NE1/4 of said Section 18, a distance of 25.6 feet to an iron pin; thence continuing East along the North line of the SW1/4 NE1/4 of said Section 18 a distance of 320.4 feet, more or less, to the point of beginning.

ALSO an easement appurtenant to the herein described property described as follows: Together with the perpetual easement for ingress and egress from said property over the Northerly 25 feet of that portion of the SW1/4 NE1/4 and SE1/4 NE1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and Easterly of said described property.

Tax Account No: 2407 018A0 02700  
(covers other property)

TOGETHER WITH a 25' easement for ingress and egress along the existing road, beginning at the Northeast corner of Parcel 1 of deed recorded on June 11, 1990 in Volume M90, page 11223 and exiting at a point approximately 165 feet South 45 degrees West from the Northwest corner of said Parcel 1.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19 day  
of July A.D., 1990 at 11:32 o'clock A M., and duly recorded in Vol. M90  
of deeds on Page 14389

FEE 33.00

Evelyn Biehn County Clerk

By

Bernetha A. Hetsch

