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Vol 92 Page 2454

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RANDALL W. HENDERSON and SHERRY R. HENDERSON, husband and wife
convey(s) to CRAIG R. LEECH and TESS KNAPP, not as tenants in common but with the
right of survivorship all that real property situated in the
County of Klamath, State of Oregon, described as:

The Northwesterly 83 feet of Lot 2, WINEMA GARDENS, in the County of
Klamath, State of Oregon.

CODE 143 MAP 3909-1BA TL 200

"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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Covenants, conditions, restrictions, reservations, rights, rights of way
and easements of record, if any, and those apparent on the land.
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 \$ 52,500.00. *However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole
(Indicate which)* (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration
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 4th day of February,
19 92.

Randall Wynn Henderson By Sherry
Ruth Henderson POA
Sherry Ruth Henderson

STATE OF OREGON, County of Klamath, 19 92.

Personally appeared the above named

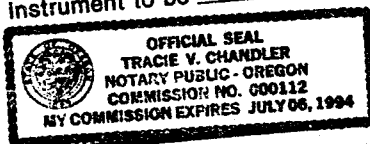
SHERRY RUTH HENDERSON

and acknowledged the foregoing

Instrument to be HER voluntary act and deed.

Before me:

Notary Public for Oregon
My Commission Expires: 7-6-94



Randall W. and Sherry R. Henderson
1708 Carlson Dr.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Craig R. Leech and Tess Knapp
1708 Carlson Dr.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

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/reel/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

By _____ TITLE
Deputy

FORM 685-2.5M

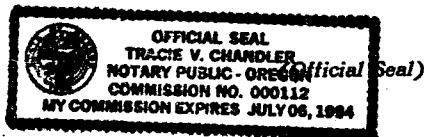
2455

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 4th day of February, 1992 personally appeared
SHERY RUTH HENDERSON
who, being duly sworn (or affirmed), did say that She is the attorney in fact for
KARLANN WYNN HENDERSON and
that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.



Before me:

Tracie V. Chandler
Feb-94 (Signature)

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of Feb. A.D., 19 92 at 9:09 o'clock AM., and duly recorded in Vol. M92,
of Deeds on Page 2454.

FEE \$35.00

Evelyn Biehn, County Clerk

By Gauline Mullendore