

45254

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALBERT LETSCH AKA ALBERT L. LETSCH and BERNETHA G. LETSCH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. ROOKS, INC., a California corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" 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 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 \$ 190,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~subject~~ 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 22nd day of May, 19 92; 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.

STATE OF OREGON,)
County of Klamath) ss.
May 22, 19 92

Albert Letsch
ALBERT LETSCH AKA ALBERT L. LETSCH
Bernetha Letsch
BERNETHA G. LETSCH

Personally appeared the above named ALBERT LETSCH AKA ALBERT L. LETSCH and BERNETHA G. LETSCH

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

ALBERT LETSCH & BERNETHA G. LETSCH

GRANTOR'S NAME AND ADDRESS

DAVID L. ROOKS, INC.
312 Alhambra Dr. Suite B
Cameron Park, CA 95682

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,

ss.

County of _____
I certify that the within instrument was received for record on the _____, 19 _____, day of _____, 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.

SPACE RESERVED

FOR
RECORDERS USE

By _____ Recording Officer
Deputy

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

The SW1/4 NE1/4, NE1/4 SW1/4, SE1/4 NW1/4 and Lot 3, Section 3 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to Horsefly Irrigation District in Deed Volume 49 at page 247, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that parcel of land situated in the SW1/4 NE1/4 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of an existing fence line; more particularly described as follows:

Beginning at the Southeast corner of said SW 1/4 NE1/4 of Section 3; thence Northerly along the East line of said SW1/4 NE1/4 of Section 3, 73.00 feet; thence South 86 degrees 22'24" West, along the Easterly extension of an existing fence and the said fence 1217.58 feet to its intersection with the South line of said SW1/4 NE1/4 of Section 3; thence North 89 degrees 48' 37" East along said South line 1215.59 feet to the point of beginning with bearings based on record of Survey No. 2388, as recorded in Klamath County Surveyor's Office.

PARCEL 2:

A tract of land situated in Government Lot 2, Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of said lot 2 (CN 1/16 corner); thence North 00 degrees 15' 00" West, along the West line of said lot 2, 145.05 feet to a 5/8" iron pin with a Westvold and Assoc. plastic cap on the Southwesterly side of an irrigation canal; thence South 44 degrees 14' 24" East along said canal, 201.57 feet to a point on the South line of said Lot 2 as marked by a 5/8" iron pin with Westvold and Assoc. plastic cap; thence South 89 degrees, 44' 24" West 140.00 feet to the point of beginning, with bearings based on recorded Survey No. 4274 at the Klamath County Surveyor's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of May A.D., 19 92 at 2:35 o'clock PM., and duly recorded in Vol. M92,
of Deeds on Page 11175

Evelyn Biehn County Clerk

FEE \$35.00

By *[Signature]*