48009

Volmas Page 16448 @

MIZ: 28092. KR KNOW ALL MEN BY THESH PRESENTS, That.

RALPH CARMICHAEL. General Partner of Lesnick Development Co. of Gregon, Ltd., an hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

, hereinafter called

RICHARD J. ROWE and CYNTHIA J. ROWE, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenences thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF STACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said granter hereby covenants to and with said grantee and grantee's heirs, successors and assistant, that grantor is lawfully seized in fee simple of 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 a .\that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the icw. 4 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 \$ 170,000.00 Kİ elekin ku kekarılı bekarlırı kekin keri berik adalık kerilik kerilik kerilik kerilik kerilik kerilik kerilik

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 granter has executed this instrument this 22 day of July , 19.92;

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 ACQUIRINS FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE AIPPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

EVELOPMENT CO. OF OREGON, LTD., an Oregon Lipited Partnership LESNICK, DEVELOPMENT CO

STATE OF ORESON, County of ... This instrument was acknowledged before me on .. This instrument was acknowledged before me on by RALPH CARMICHAEL.

and the second s

as General Partner

of Lesnick Development Co. of Oregon, Ltd. so Oregon Limited...

CALANT SEVENCE OF SERVICES IN CALLAL SEVENCE CONTRACTOR NY COMM EXPINES MA 11,1895

/Partnership THE TYS Notary Public for Oregon nury 21, 1995 My commission expires

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RICHARD J. ROWE ARGE ! PACKARD (03) OA

SYNTHIA JES ADDRESS, 210

	County of
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	at
ECH MIGSWARD	in book/recl/volume No
COROURS LINE	pageor as fee/file/instru-
	ment/microfilm/reception No
1 1 1 1 1 1 1 1 1	Record of Deeds of said county.

STATE OF OREGON,

Witness my hard and seal of County affixed.

×53.

NAME

EXHIBIT A LEGAL DESCRIPTION

The following described property situated in Township 39 South. Range 8 East of the Willamette Meridian, Klamata County, Oregon:

Section 20: NE 1/4 of the SI: 1/4: S1/2 of the SE 1/4.

Section 21: N 1/2 of the SW 1/4.

Section 28: SW 1/4 of the NW 1/4: NW 1/4 of the SW 1/4.

Section 29: NE 1/4; N 1/2 of the SE 1/4; E 1/2 of the NW 1/4; NE 1/4 of the SW 1/4; SW 1/4 of the NW 1/4.

ALSO beginning at the Northeast corner of the W 1/2 SE 1/4 SE 1/4 of Section 29; thence West along the North line of the W 1/2 SE 1/4 SE 1/4, 385 feet, more or less, to the Northeast corner of property conveyed to Walter V. Vincent, et ux, by deed recorded in Volume 192, page 269, Deed Records of Klamath County, Oregon, thence South along the East line of the said Vincent property to the North line of the Emmitt Ditch, thence East along the North line of said Emmitt Ditch to the East line of the W 1/2 SE 1/4 SE 1/4 of said Section 29 thence North along said East line to the point of beginning.

TOGETHER WITH:

A. An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 23, 1991
Recorded: September 11, 1991
Volume: M91, page 18288, Microfilm Records of Klamath County, Oregon Grantor: Lesnick Development Co., Ltd.
Grantee: Warren H. Buyers

RESERVING UNTO THE GRANTOR a perpetual, nonexclusive easement to use a strip of land, being the most Westerly 60 feet of the NE1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon for roadway and utility purposes.

B. An easement for roadway purposes over the SE1/4 SE1/4 NW1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in Volume M82, page 16370, Microfilm Records of Klamath County, Oregon, recorded September 15, 1981.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed	for record at	request of				Mou	ntain Ti	tle Co	<u>, </u>	the	24th	day
of	July		A.D., 19	92	at	3:49	o'clock	P.M.,	and duly	recorded in	VolM9	2,
V1		of			Deeds		o	n Page _	16448	-		
								Biehn	~ (County Clerk		52
FEE	\$35.00						Ву	20	the Land	Mulle	wald to	