

79501

04-21-94A11:24 RCVD

Vol. 94 Page 11941



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041643

AFTER RECORDING RETURN TO:
BETTY MC LEOD

4337 Lombard
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STEVEN J. SENECA and JAMES W. SENECA and BRUCE K. SENECA and
LYNN J. GORI, hereinafter called GRANTOR(S), convey(s) to BETTY
MC LEOD, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

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 apparent upon 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
\$51,500.00.

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 21st day of April, 1994.

STEVEN J. SENECA

JAMES W. SENECA

BRUCE K. SENECA

LYNN J. GORI

STATE OF OREGON, County of Klamath)ss.

On April 21, 1994, personally appeared the above named STEVEN J.
SENECA and JAMES W. SENECA and BRUCE K. SENECA and LYNN J.
GORI, and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

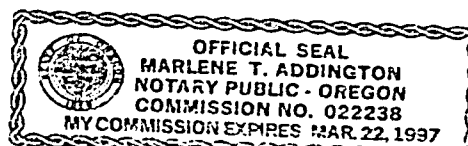


EXHIBIT "A"

Lots 53, 56 and 57, Block H, HOMECREST, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of the vacated alley which would inure to the above described property.

LESS AND EXCEPT the following:

A tract of land situated in Lots 57 and 58, Block H, HOMECREST, and the N 1/2 of vacated Climax Street, NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of Crest Street, said point being South a distance of 15.0 feet from the Southeast corner of Lot 58, Homecrest; thence West along the center line of vacated Climax Street, a distance of 45 feet, more or less, to the Northeasterly line of the Klamath County Fairgrounds; thence Northwesterly along the Northeasterly line of the Klamath County Fairgrounds on the arc of a curve of 300 feet radius a distance of 120 feet, more or less, to the Southeast boundary of the K.I.D. drain ditch; thence Northeasterly along the Southeasterly boundary of said K.I.D. drain ditch a distance of 135 feet, more or less, to the West boundary of Crest Street; thence South along the West boundary of Crest Street, a distance of 165 feet, more or less, to the point of beginning.

ALSO LESS AND EXCEPT a tract of land described as follows:

Beginning at an iron pin on the North line of Lot 52 of Homecrest Subdivision which lies North 89 degrees 49' East a distance of 180 feet from the iron pin which marks the Northwest corner of Lot 51 of Homecrest Subdivision in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 89 degrees 49' East along the North line of Lot 52 of Homecrest a distance of 20 feet to an iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision; thence South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 30 degrees 04' West a distance of 124 feet to an iron pin; thence North 0 degrees 11' West 149.5 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H of Homecrest Subdivision in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO LESS & EXCEPT a tract of land deeded to Klamath County dated March 10, 1934, recorded May 5, 1934 in Book 100 at Page 111, Deed Records of Klamath County, Oregon.

Continued on next page

EXHIBIT "A" CONTINUED

ALSO LESS AND EXCEPT a tract of land described as follows:

Beginning at an iron pin on the Northeasterly line of Lot 53, Block H of Homecrest Subdivision which lies South 45 degrees 11' East a distance of 60 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 68 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 40 feet to an iron pin; thence North 30 degrees 04' East a distance of 124 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H, of Homecrest Subdivision, in the County of Klamath, State of Oregon.

ALSO LESS AND EXCEPT the following described tract:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 in Block H of Homecrest Subdivision which lies South 45 degrees 11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 60 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of H of Homecrest Subdivision in the County of Klamath, State of Oregon

ALSO LESS AND EXCEPT, that property described in Volume M-93 at Page 5634, more particularly described as follows:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 of Homecrest Subdivision which lies South 45 degrees 11' East a distance of 188 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 66 feet to an iron pin; thence South 50 degrees 49' West a distance of 120.5 feet to an iron pin; thence North 45 degrees 11' West a distance of 54 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 and the vacated alley of Block H of Homecrest Subdivision in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-3AB TL 5100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 21st day
of April A.D., 19 94 at 11:24 o'clock A M. and duly recorded in Vol. M94
of Deeds on Page 11941

Evelyn Biehn County Clerk

By Pauline S. Mullenbach

FEE \$40.00