



WARRANTY DEED

#03042283

AFTER RECORDING RETURN TO:

YUKIKO ISHIKAWA  
SUN HEIGHTS, TAKAO #205  
HACHIOJI-SHI, HATZAWA-CHO 1429-340  
TOKYO, JAPAN 193

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

ERNEST J. BORGMAN, who acquired title as EARNEST J. BORGMAN and  
DOROTHY J. BORGMAN, husband and wife, hereinafter called  
GRANTOR(S), convey(s) to YUKIKO ISHIKAWA, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF.....

"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."

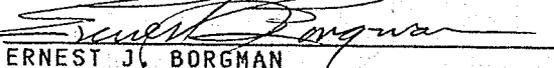
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

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  
\$14,000.00.

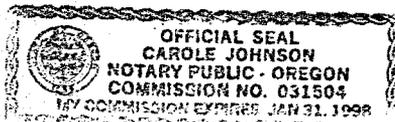
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 2nd day of November, 1994.

  
ERNEST J. BORGMAN

  
DOROTHY J. BORGMAN

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                 )



The foregoing instrument was acknowledged before me this 2nd  
day of November, 1994, by ERNEST J. BORGMAN and DOROTHY J.  
BORGMAN. December

Before me:   
Notary Public for Oregon  
My Commission Expires: 1-31-98

## EXHIBIT "A"

All that portion of the following described property which lies Southerly and Westerly of Loma Linda Drive:

A tract of land in the SE 1/4 of Section 28, Township 38 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 which bears North 89 degrees 10' West along the East-West quarter line of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 1,989.34 feet; and thence South 15 degrees 13' East, 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range, said point being the Northwesterly corner of a tract of land conveyed to Arthur W. Jolly, et ux., by deed recorded May 11, 1954 in Book 267, Page 1, Deed Records of Klamath County, Oregon; thence North 46 degrees 29' East 545.73 feet along the Northerly boundary of said Jolly tract and a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at Page 607, Deed Records of Klamath County, Oregon, to the Northeasterly corner thereof; thence South 15 degrees 13' East along the Easterly boundary of said Sessler tract 401.19 feet, more or less to the Northerly boundary of Old Fort Klamath Road; thence North 75 degrees 30' East along the Northerly boundary of said Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at Page 164, Deed Records of Klamath County, Oregon; thence North 15 degrees 13' West 968.68 feet, more or less, along the Westerly boundary of said Stout tract and the Westerly boundary of a tract conveyed to Mike Foley by Deed recorded November 10, 1944, in Book 170 at Page 426, Deed Records of Klamath County, Oregon and the Westerly boundary of a tract conveyed to Mike Foley, et ux., by Deed recorded December 3, 1948 in Book 227 at Page 97, Deed Records of Klamath County, Oregon, to the East and West center line of said Section 28; thence North 89 degrees 10' West 562.43 feet, more or less to the point of beginning.

Continued on next page

## EXHIBIT "A" CONTINUED

EXCEPTING THEREFROM that portion of the herein described property lying within the boundaries of Loma Linda Drive formerly VA Hospital Site Road.

FURTHER EXCEPTING THEREFROM that portion which lies between Old Fort Klamath Road and Loma Linda Drive. AND FURTHER described as follows:

A tract of land situated in the N 1/2 SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of the Road as shown on an unrecorded Plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

Beginning at the intersection of the Easterly edge of said Road and the Southerly right of way line of Loma Linda Drive, from which the CE 1/16 corner of said Section 28 bears North 15 degrees 13' West 631.40 feet and South 89 degrees 10' East 106.09 feet; thence South 15 degrees 13' East, along said Easterly edge of road, 177.74 feet to the Northerly right of way line of Loma Linda Drive; thence South 34 degrees 59' West, along said Northerly right of way line, 78.08 feet to the Westerly edge of said Road; thence North 15 degrees 13' West, along said Westerly edge of Road, 206.09 feet to the Southerly right of way line of Loma Linda Drive; thence along said Southerly right of way line North 45 degrees 36' East 27.56 feet and along the arc of a curve to the right (radius = 65.49 feet and central angle = 32 degrees 41' 12") 37.36 feet to the point of beginning, with bearings based on Survey No. 4362 as recorded in the office of the Klamath County Surveyor.

AND FURTHER EXCEPTING a tract of land in the SE 1/4 of Section 28, Township 38 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 Northerly boundary of Old Fort Klamath Road which is the Southeast corner of a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at Page 607, Deed Records of Klamath County, Oregon; thence North 75 degrees 30' East along the Northerly boundary of Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at Page 164, Deed Records of Klamath County, Oregon; thence North 15 degrees 13' West 70 feet, more or less, to the Southeasterly boundary of Linda Drive formerly V. A. Hospital Site Road; thence Southwestelry along the Southeasterly boundary of said Linda Drive to the intersection of the Easterly boundary of said Sessler Tract; thence South 15 degrees 13' East along the Easterly boundary of said Sessler tract 30 feet more or less to the point of beginning.

CODE 190 MAP 3809-28DB TL #200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day of Dec A.D., 19 94 at 3:31 o'clock P. M., and duly recorded in Vol. M94 of deeds on Page 37700.

FEE \$40.00

Evelyn Biehn - County Clerk

By Dorothy M. Millenbake