92676 12-20-94P03:29 RCVD MOUNTAIN TITLE COMPANY Vol. M94 Page 38352 KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. MAYHEW and KATHLEEN A. MAYHEW hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHERRI POND and GAY L. LEEBERG, with the rights of survivorship , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, The grantee, all sets and grant, bargain, sett 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 $\frac{1}{\text{KLAMATH}}$ and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE MOUNTAIN TITLE COMPANY "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 uws and regulations. Defore signing or accepting this instrument, the person acquiring fee the 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 30.930." To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. To Have and to Hold the same unto the sata grantee and grantees news, successors and assigns, that grantor And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor except those of is lawfully seized in fee simple and the above granted premises, free from all encumbrances deed is core and those apparent upon the land, if any, as 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 una aemanas of all persons whomsoever, except those claiming under the above described encumbered encumbered and the second consideration and the second consider granior will warrant and jorever acjent the sala prentises and every part and parter increased encyclosed ency MOUNTAIN In construing this deed and where the context so requires, the singular includes the plural and all grammatical COMPANY In Witness Whereof, the grantor has executed this instrument this and used affixed by its officers, duly authorized thereto by if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by a fact the second of directors. TITLE WATHLEEN A. MATHEM TITLE COMPANY STATE OF OREGON, County of MOUNTAIN 12/20 Berconally appeared, the above named ______ KATHLEEN A. MAYHEW, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR ROBERT A. MAYHEW and acknowledged the foregoing instrument _) ss. voluntary act and deed. The foregoing instrument was acknowledged before me this STATE OF OREGON, County of _ to be <u>THEIR</u> Delei , 19 ____, by __ Before me: president, and by . Notary Public for Oregon My commission expires: secretary of corporation, on behalf of the corporation. OFFICIAL SEAL HELEN M. FINK NOTARY PUBLIC - OREGON COMMISSION NO. 014766 MY COMMISSION EXPIRES APR 20,1996 (SEAL) Notary Public for Oregon My commission expires: STATE OF OREGON, ROBERT A MAYHEW and KATHLEEN A MAYHEW \$5. I certify that the within instrument was 1498 Villa Dieve Tancuth Fally D DE 97603 received for record on the _ SHERRI POND and GAY L. LEEBERG 19 -.M., and recorded day of -_ o'clock 3736-HOPE_STREET _ or as at . da page -KLANATH FALLS, OR 97603 in book _ SPACE RESERVED file/reel number. Record of Deeds of said county. GRANTEE'S NAME AND ADDRES POR Witness my hand and seal of County ASHERRE POND and GAY L. LEEBERG RECORDER'S USE 3736 HOPE STREET affixed. KLAMATH FALLS, OR 97603 NAME, ADDRESS, ZIP Recording Office Used SHERRI POND and GAY L. LEEBERG Deput Βv 3736 HOPE STREET KLAMATH FALLS, OR 97603 NAME, ADDRESS, ZIP MOUNTAIN TITLE COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

38353

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly

Beginning at an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS." Subdivision; thence South 89 degrees 50' West along the South line of the S 1/2 SE 1/4 NW 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence North iron pin on the true point of beginning of this description; thence continuing North 0 degrees 17' East along said Westerly line of Hope Street a distance of 97.41 feet to an degrees 17' East along said Section 11 a distance of 137.88 feet to an iron pin; thence South 89 degrees 59' 30" West parallel with the North line of the S 1/2 degrees 06, 30" West a distance of 97.41 feet to an iron pin; thence South 0 30" East parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, a distance of 137.59 feet to the true point of beginning of this description. distance of 137.59 feet to the true point of beginning of this description.

EXCEPTING an easement over and across the Northerly five feet of the above described parcel of land for a water line and construction and maintenance of said water line.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

FEE \$35.00 Deeds on Page 38352 Evelyn Biehn County Clerk By Druline Multineire	Filed for	or record at req Dec	uest of A.D., 19 <u>94</u> of	Deal	P_M., and duly r	the day recorded in Vol M94	
	FEE	\$35.00		Eve	lyn Biehn		