



# KLAMATH COUNTY TITLE COMPANY

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## K-48993-D STATUTORY WARRANTY DEED (Individual or Corporation)

Viola S. Cedarleaf, as Trustee of the "Cedarleaf Trust"  
dated November 20, 1988  
conveys and warrants to Gloria L. Cantwell Grantor,  
the following described real property in the County of Klamath and State of Oregon, Grantee.

Lot 18 and 19, Block 3, Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 35,000.00 (Here comply with the requirements of ORS 93.030).

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 30.930.

DATED this 20th day of March 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Viola S. Cedarleaf, Trustee  
Viola S. Cedarleaf, Trustee

STATE OF OREGON, County of Lane ss.  
The foregoing instrument was acknowledged before me  
this 20th day of March 19 96  
by Viola S. Cedarleaf, Trustee

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

3-5-99

After recording return to:

Gloria L. Cantwell  
8808 ELLIOTT RD.  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Gloria L. Cantwell  
8808 ELLIOTT RD.  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP



Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

Owner  
Dennis A. Ensor, L.S. W.R.E.

EXHIBIT "A"

**TRU SURVEYING, INC. LINE**

TELEPHONE (541) 884-3881  
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

MARCH 20, 1996

LEGAL DESCRIPTION OF A 30 FOOT WIDE EASEMENT  
FOR INGRESS AND EGRESS AND PUBLIC UTILITIES

A STRIP OF LAND 30 FEET IN WIDTH SITUATED IN A PORTION OF  
LOTS 3 AND 4 IN BLOCK 3 OF "THIRD ADDITION TO ALTAMONT ACRES", A  
DULY RECORDED SUBDIVISION, SITUATED IN THE SE1/4 NW1/4 OF SECTION  
10, T39S, R9EWH, KLAMATH COUNTY, OREGON. OREGON PARTICULARLY  
DESCRIBED AS FOLLOWS.

BEGINNING AT THE EASTERLY CORNER COMMON TO SAID LOTS 3 AND  
4; THENCE S00°12'21"E, ALONG THE EASTERLY BOUNDARY OF SAID LOT  
4, 15.00 FEET; THENCE N89°31'44"W, PARALLEL TO THE NORTH LINE OF  
SAID LOT 4, 100.50 FEET; THENCE N00°50'54"W 101.12 FEET TO THE  
WESTERLY CORNER COMMON TO SAID LOTS 3 AND 4; THENCE N00°13'44"W,  
ALONG THE WEST LINE OF SAID LOT 3, 30.39 FEET; THENCE S80°59'54"E  
103.76 FEET TO A POINT THAT IS 15.00 FEET NORTHERLY OF WHEN  
MEASURED AT RIGHT ANGLES TO THE LINE COMMON TO SAID LOTS 3 AND 4;  
THENCE S82°31'44"E, PARALLEL TO SAID LINE, 196.97 FEET TO A  
POINT ON THE EASTERLY BOUNDARY OF SAID LOT 3; THENCE S00°12'21"E  
15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9021 SQUARE  
FEET, MORE OR LESS WITH BEARINGS BASED ON RECORD OF SURVEY NO  
5451, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dennis A. Ensor*

OREGON  
JULY 25, 1990  
DENNIS A. ENSOR  
2442

EX-12-31-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442

Filed for record at request of Klamath County Title Company the 22nd day  
of March A.D., 19 96 at 11:13 o'clock A M., and duly recorded in Vol. M96,  
of Deeds on Page 7886.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By *Cheryl Russell*