

19267

Vol. m96 Page 16452

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WARRANTY DEED

JAVIER MENDOZA MENIOZA and FRANK LEON DE MENDOZA, hereinafter referred to as "Grantors", convey and warrant unto DAVIS, GILSTRAP, HARRIS, HEARN & WELTY, an Oregon Professional Corporation, all that real property situated in Klamath County, State of Oregon and described as:

See Exhibit "A" attached.

Grantors hereby covenant that they are the owners of the above-described property free of all encumbrances except:

1. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Highland Park.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. This property lies within and is subject to the levies and assessments of the Enterprise Drainage District.
6. Agreement, including the terms and provisions thereof: Regarding Water Well Use recorded June 24, 1946 in Book 191, page 191.
7. Access Restrictions, including the terms and provisions thereof contained in Deed from Richard M. Baumgardner and Barbara J. Baumgardner, husband and wife, to State of Oregon, by and through its State Highway Commission, dated September 14, 1971, recorded October 14, 1971 in Book M-71, page 10814 as Fee No. 57376.

Indenture of Access, including the terms and provisions thereof between State of Oregon, by and through its State Highway Commission and Richard M. and Barbara J. Baumgardner recorded April 24, 1973 in Book M-73, page 4885, Fee No. 75671.

Mail Tax Statements to:

515 E MAIN STREET
ASHLAND OR 97520

WARRANTY DEED
Page -1-

LAW OFFICES OF
DAVIS, GILSTRAP, HARRIS, HEARN & WELTY
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

450x

8. Easement, including the terms and provisions thereof for Sewer granted to South Suburban Sanitary District, recorded April 18, 1979 in Book M-79, page 8478 as Fee No. 65627.

9. Easement, including the terms and provisions thereof for Sewer granted to South Suburban Sanitary District, recorded April 18, 1979 in Book M-79, page 8482, Fee No. 65629.

This deed is intended to correct errors in the legal descriptions of the deeds recorded in the Official Records of Klamath County, Oregon, on December 13, 1993 in Book M-93, pages 33053 through 33055. It also represents Grantee's acquisition of Frank Leon DeMendoza's remaining interest in the subject property for good and valuable consideration which includes exoneration of a promissory note, reconveyance of a trust deed, and a commitment to provide future legal services. Frank Leon DeMendoza acknowledges the receipt and adequacy of this consideration. Due to the attorney-client relationship of these parties, Frank Leon DeMendoza does hereby acknowledge being encouraged to consult independent legal counsel before executing this instrument.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 28 day of May, 1996.

Frank Leon De Mendoza
FRANK LEON DE MENDOZA
Javier Mendoza Mendoza By: Frank Leon De Mendoza
JAVIER MENDOZA MENDOZA Attorney-in-Fact

STATE OF ARIZONA)

COUNTY OF PIMA)

On the 28 day of May, 1996, personally appeared the above-named FRANK LEON DE MENDOZA and acknowledged the foregoing instrument to be a voluntary act. Before me:

Repha F. Carr
Notary Public for Arizona
My Commission Expires: _____

WARRANTY DEED
Page -2-

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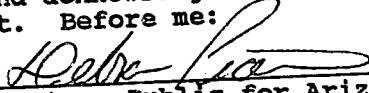
My Commission Expires Aug. 24, 1999

16454

STATE OF ARIZONA)

COUNTY OF PIMA)

On the 28 day of May, 1996, personally appeared FRANK LEON DE MENDOZA as the attorney in fact of the above-named JAVIER MENDOZA MENDOZA, and acknowledged the foregoing instrument to be a voluntary act. Before me:


Notary Public for Arizona
My Commission Expires: _____

My Commission Expires Aug. 24, 1999

WARRANTY DEED
Page -3-

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EXHIBIT "A"

A parcel of land situated in Lots 23 and 24, HIGHLAND PARK SUBDIVISION, in the NE 1/4 NE 1/4 of Section 12, 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 the corner of common to Lots 11, 12, 23, 24, 32 and 33; thence South 46 degrees 08' East along the Northeasterly line of said Lot 12, 30.15 feet; thence North 38 degrees 11' East, parallel to and 30.00 feet distant from the Northwesterly line of said Lot 24, 122.11 feet to the North line of said Lot 24; thence South 89 degrees 56' West 38.20 feet to the Northwesterly corner of said Lot 24; thence South 38 degrees 11' West 95.5 feet to the point of beginning.

AND

Lot 12, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission, by Deed recorded October 14, 1971, in Book M-71 at Page 10814; and Lots 25 & 26, all in HIGHLAND PARK, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Davis, Gilstrap, Harris the 5th day
of June A.D., 1996 at 10:46 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 16452.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
[Signature]