



WARRANTY DEED

#03044742

AFTER RECORDING RETURN TO:

PAUL C. CAHILL

63765 DESCARTES MARKET RD.
BEND, OR 97001UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GLEN F. LEACH also known as GLEN FRANKLIN LEACH and RUBY LEACH,
hereinafter called GRANTOR(S), convey(s) to PAUL C. CAHILL,
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
\$75,000.00.

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 3rd day of June, 1996.

Glen F. Leach
GLEN F. LEACH

Ruby Leach
RUBY LEACH

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 5th
day of June, 1996, by GLEN F. LEACH and RUBY LEACH.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998



96 JUN -6 P3:47

EXHIBIT "A"

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the north line of said Lot 22-B from which an iron axle marking the northeast corner of said Lot 22-B bears North 89 degrees 46' 32" East, 969.54 feet said point of beginning also marking the intersection of the southerly right-of-way line of Eberlein Avenue with the southwesterly right-of-way line of the Klamath Falls-Malin State Highway No. 50; thence along said highway right-of-way line South 73 degrees 01' 26" East, 207.73 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line South 40 degrees 00' 00" East, 494.80 feet to a 1/2 inch iron pin opposite engineers centerline station 184 + 44.8; thence leaving said right-of-way line South 50 degrees 00' 00" West, 64.24 feet to a 1/2 inch iron pin on the northerly right-of-way line of Alameda Avenue, a County Road; thence along said County Road right-of-way line North 47 degrees 07' 00" West, 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (delta = 34 degrees 10', long chord = North 64 degrees 12' 02" West, 640.36 feet) 649.95 feet to a 1/2 inch iron pin; thence North 81 degrees 17' 00" West, 143.10 feet to a 1/2 inch iron pin at the point of intersection of said County Road right-of-way line with the southerly right-of-way line of Eberlein Avenue; thence North 89 degrees 51' 55" East along said right-of-way line 443.78 feet to the point of beginning.

Code 001 Tax Acct. No.: 3809-34CDD-200 Key No.: 444923

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of June A.D., 1996 at 3:47 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 16654

FEE \$35.00

By Bernetha G. Letsch, County Clerk