

19575

Vol. MAC Page 17096

## WARRANTY DEED

MTC 38046 HF

HARRY ALDRIDGE, TRUSTEE AND AUDREY ALDRIDGE, TRUSTEE OF THE ALDRIDGE FAMILY LIVING TRUST TRUST,

Grantor(s) hereby grant, bargain, sell and convey to:  
EWAUNA ROWING CLUB, INC. an Oregon non-profit Corporation,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 139,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~802 RIVERSIDE DRIVE, KLAMATH FALLS, OR 97601~~ 802 Riverside Dr.  
Klamath Falls, OR 97601

Dated this 5<sup>th</sup> day of May, 1996

TRUSTEES OF THE ALDRIDGE FAMILY LIVING TRUST

BY: Harry Aldridge TRUSTEE  
HARRY ALDRIDGE

BY: Audrey Aldridge TRUSTEE  
AUDREY ALDRIDGE

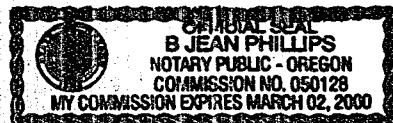
STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on May 21, 1996  
by HARRY ALDRIDGE, TRUSTEE AND AUDREY ALDRIDGE  
as TRUSTEES

of THE ALDRIDGE FAMILY LIVING TRUST

Notary Public of Oregon

My commission expires 3-2-2000



ESCROW NO. MT38046-HF

Return to:

EWAUNA ROWING CLUB, INC.  
802 Riverside Drive  
KLAMATH FALLS, OR 97601

95 JUN 11 AM 10:35

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lots 19 and 20 in Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 20; thence East along the North line of said Lot 20, a distance of 101 feet; thence South on a line parallel to and 101 feet distant from the West line of said Lots 20 and 19 to the South line of said Lot 19; thence West on the South line of said Lot 19 a distance of 101 feet to the West line of said Lot 19; thence North on the West line of said Lots 19 and 20 a distance of 215.6 feet, more or less, to the point of beginning, said tract of land being the Westerly 101 feet of said Lots 19 and 20 in Block 8 of ALTAMONT ACRES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 11th day  
of June A.D., 19 96 at 10:35 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 17096

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *[Signature]*