

19360

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WARRANTY DEED

#03044742

AFTER RECORDING RETURN TO:

PAUL C. CAHILL

63765 DESCHUTES MARKET RD.
BEND, OR 97701

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 THIS DOCUMENT IS BEING RE-
 RECORDED TO CORRECT THE LEGAL
 DESCRIPTION SHOWN HEREIN.

 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:

Notary Public for Oregon

My Commission Expires: January 31, 1998



96 JUN -6 P3:47

96 JUN 24 P3:45

18788

16655

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

SEE CONTINUATION OF EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of June A.D., 19 96 at 3:47 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 16654

FEE \$35.00

INDEXED

By

Bernetha G. Letsch, County Clerk



CONTINUED ON NEXT PAGE

EXCEPTING THEREFROM a parcel of land situate in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South 89 degrees 46' 32" West along the North line of said Lot 969.54 feet; thence South 73 degrees 01' 26" East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South 40 degrees 00' 00" East, 134.80 feet to the point of beginning for this description; thence continuing along said right of way line South 40 degrees 00' 00" East, 360.00 feet to a 1/2 inch iron pin; thence at right angles 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 North 47 degrees 07' 00" West along said right of way line 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 foot radius curve to the left (delta = 04 degrees 59' 12", long chord = North 49 degrees 36' 36" West, 94.83 feet), 94.86 feet to a point on curve; thence leaving said right of way North 47 degrees 37' 18" East, 112.86 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 24th day
of June A.D., 19 96 at 3:45 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 18787

FEE \$15.00/RR

Bernetha G. Letsch, County Clerk

By C. J. Russell