



KLAMATH COUNTY TITLE COMPANY

K-50018-D

STATUTORY WARRANTY DEED
(Individual or Corporation)

IDA M. LEACH,

conveys and warrants to DAVID W. GROVES, Grantor,the following described real property in the County of KLAMATH and State of Oregon.

The South 87.5 feet of Lot 46 of Elmwood Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with the following described parcel:

That portion of the following described parcel lying Easterly of the extension of the Westerly line of the Lot 46, Elmwood Park: Beginning at an iron pin marking the Southeast corner of Lot 46 of Elmwood Park; thence N. 89°33'W along the Southerly boundaries of Lots 46, 45, 44, 43, and 42 of said Elmwood Park 350.15 feet to an iron pin on the Southerly boundary of and 20 feet more or less Westerly of the Southeast corner of said Lot 42 of said Elmwood Park; thence around a circular curve to the left whose radius is 64.71 feet and whose long chord bears S. 28°30' E. 61.85 feet for a distance of 64.37 feet; thence S. 57°00' E. for a distance of 19.75 feet to an iron pin; thence N. 78°24' E. for a distance of 310.40 feet more or less to the point of beginning.

This property is free of liens and encumbrance 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 \$ 6,000.00 (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 LAWS ITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 11th day of December 19 96 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

IDA M. LEACH

STATE OF OREGON, County of KLAMATH)ss.

The foregoing instrument was acknowledged before me this 16th day of December 19 96 by IDA M. LEACH

Notary Public for Oregon
My commission expires: 12-19-2000

After recording return to:

DAVID W. GROVES
4426 Anderson Ave.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

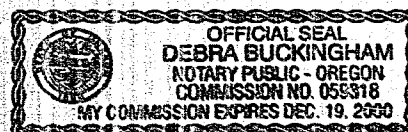
CORPORATE ACKNOWLEDGEMENT

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: _____

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D. 19 96 at _____ 10:43 _____ Title _____ the _____ 20th _____ day
of _____ Deeds _____ o'clock _____ A. M. and duly recorded in Vol. _____ M96
on Page _____ 39518 _____

FEE \$35.00

Bernetha G. Letsch, County Clerk

by _____ *Kathleen Ross* _____

RECORDED
INDEXED
FILED
CLERK
COUNTY OF KLAMATH
OREGON
JAN 10 1997