

MTC40238 KR

CARL DOUMANI,

Grantor(s) hereby grant, bargain, sell and convey to:  
 LAWRENCE P. LEAHY and MELINDA GOUVEIA LEAHY, husband and wife,  
 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 \$ 245,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 24335 MAXFIELD CREEK ROAD, PHILOMATH, OR 97370

Dated this 27 day of December, 1996.

X CARL DOUMANI By [Signature]  
 CARL DOUMANI  
 His ATTORNEY IN FACT

SEE ATTACHED NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

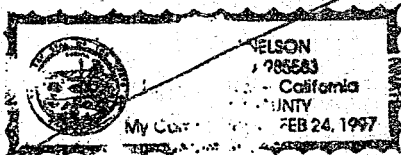
COUNTY OF Napa

SS. December 27 1996

Personally appeared the above named

CARL DOUMANI

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

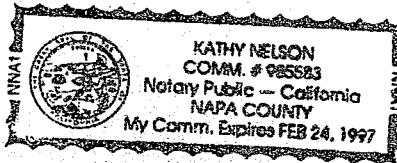
Notary Public for California

My commission expires 2-24-97

ESCROW NO. MT40238-KR

Return to:

LAWRENCE P. LEAHY  
 24335 MAXFIELD CREEK ROAD  
 PHILOMATH, OR 97370



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## CERTIFICATE OF ACKNOWLEDGMENT

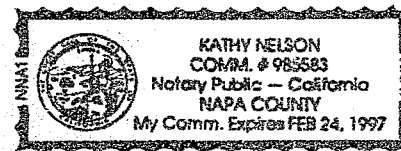
State of California

County of Napa

On Dec. 27, 1996 before me, Kathy Nelson, a Notary Public for the State of California, personally appeared Jared K. Doumani as Attorney in Fact for Carl K. Doumani, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kathy Nelson

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

## **PARCEL 2:**

A parcel of land which lies in the S1/2 S1/2 of Section 29, the E1/2 of Section 32, and Section 33, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and in the N1/2 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

The S1/2 of the SE1/4 and the SE1/4 of the SW1/4 of Section 29, the E1/2 of the E1/2 and the NW1/4 of the NE1/4 of Section 32, the W1/2, the SE1/4 and the W1/2 of the NE1/4 of Section 33, all lying in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, also including the NW1/4 and the N1/2 of the NE1/4 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom that portion of land in Major Partition No. 13-71, as shown of Record in Survey No. 2579, which lies within the SE1/4 of the SW1/4, Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 2 of Major Partition No. 38-89.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day  
of January A.D., 19 97 at 11:51 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 14

FEE \$40.00

by Bernetha G. Letsch, County Clerk  
Kathleen Rosa