

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.

97 The true and actual consideration for this conveyance is \$ 25,000.00 .

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.

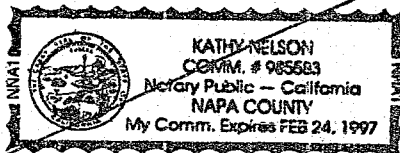
December 27

19 96

Personally appeared the above named

CARL DOUMANI

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kathy Nelson
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

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

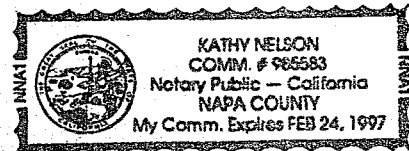
Kathy Nelson

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the E1/2 of the SW1/4 and the NW1/4 of the SE1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said E1/2 of the SW1/4, said point being South 89 degrees 58' 36" East 1319.48 feet and South 00 degrees 17' 46" West 1191.22 feet from the West 1/4 corner of said Section 29; thence South 00 degrees 17' 46" West along the West line of the E1/2 of the SW1/4, 365.91 feet; thence North 73 degrees 20' 20" East 1445.82 feet; thence North 16 degrees 39' 40" West 350.00 feet; thence South 73 degrees 20' 20" West 1339.10 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title 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 17

Bernetha G. Letsch, County Clerk

FEE \$40.00

by Bernetha G. Letsch