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MT48840-MG  
WARRANTY DEED

Vol. M99 Page 32613

DARRIN E. LESLIE and JACQUELINE C. LESLIE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CATHY KING,

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

TAX ACCOUNT NO.: 3809 030AB 04800 3809 030AB 04701 3809 030AB 04700

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:

SUBJECT TO: TRUST DEED RECORDED ON MARCH 14, 1996 IN VOLUME M96, PAGE  
6865, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF BANK OF  
AMERICA OREGON, A STATE CHARTERED BANK. THE ABOVE NAMED GRANTEE DOES NOT  
AGREE TO ASSUME NOR PAY THE ABOVE DESCRIBED TRUST DEED AND THE GRANTORS  
AGREET TO HOLD THE GRANTEE HAMELESS THEREFROM.

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  
PURSUANT TO AN IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR AND/OR GRANTEE

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5729 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

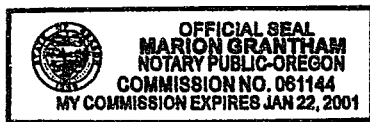
Dated this 11 day of August, 1999

D. E. Leslie  
DARRIN E. LESLIE

Jacqueline C. Leslie  
JACQUELINE C. LESLIE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 11, 1999 by  
DARRIN E. LESLIE AND JACQUELINE C. LESLIE.



Marion Grantham  
(Notary Public for Oregon)  
My commission expires 1/22/01

ESCROW NO. MT48840-MG

Return to:  
CATHY KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

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

Parcel 2 of Major Partition 1-P-90 (also known as recorded Survey 5034) on file in the office of the Klamath County Engineers Office, situated in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89 degrees 06 1/2' East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South 60 degrees 04 1/2' East 86.09 feet; thence South 15 degrees 03 1/2' West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion of that property described as "Parcel 1" of Deed Volume M90, page 11895 and 11896, and being more particularly described as follows:

Beginning at the Northeast corner of that property described as "Parcel 2" in Deed Volume M90, page 11895 and 11896, thence South 15 degrees 03' 30" West along the East line of said "Parcel 2", a distance of 71.00 feet more or less to the mean high water line of Upper Klamath Lake; thence North 29 degrees 55' 30" East 68.62 feet; thence North 60 degrees 04' 00" West 18.22 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 8/12/99, at 3:27 p.m.  
In Vol. M99 Page 32613  
**Linda Smith,**  
County Clerk      Fee \$ 35 - KL