

FORM No. 633 - WARRANTY DEED

K-38826

SS 66135

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD., a limited partnership, hereinafter called the grantor,

in consideration of Nine Thousand, Nine Hundred Dollars

to grantor paid by PAUL R. POITRAS and VIRGINIA POITRAS, Husband and Wife, hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 35, Fifth Addition to Klamath River Acres.

Together with:
A parcel of land situated in the northerly portion of Lot 8 of said Block 35 being more particularly described as follows:

Beginning at the northwest corner of said Lot 8; thence N56°35'42"E along the northerly line of said Lot 8, 135.00 feet to the most northerly corner of said Lot 8; thence S49°07'22"E along the northeasterly line of said Lot 8, 22.56 feet; thence leaving said northeasterly line of Lot 8, S58°15'58"W, 159.47 feet to a 1/2 inch iron pin on the westerly line of said Lot 8; thence N13°35'00"E along said westerly line of Lot 8, 25.02 feet to the point of beginning containing 0.07 acres more or less.

Excepting therefrom:

A parcel of land situated in the northerly portion of said Lot 7 being more particularly described as follows:

CONTINUED ON REVERSE

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record or apparent on the face of the land,

warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 27th day of October, 1975

E. J. Shipsey
Attorney-in-fact for Benjamin Curtis Harris,
a general partner of Klamath River Acres of
Oregon, Ltd.. October 27, 1975

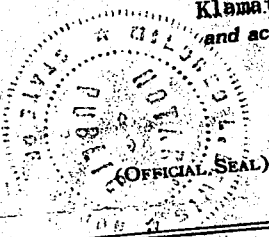
(ORS 93.490)

STATE OF OREGON, County of Klamath

Personally appeared the above named E. J. SHIPSEY, a general partner of
Klamath River Acres of Oregon, Ltd.

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Mildred L. Hicks
Notary Public for Oregon
My commission expires 7/19/78



WARRANTY DEED

Klamath River Acres of Oregon, Ltd.

TO

Paul R and Virginia Poitras

AFTER RECORDING RETURN TO

Mr. & Mrs. Paul Poitras
118 Duke Avenue
Ventura, Calif. 93003

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in Book _____ on page _____

Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder.

By _____ Deputy.

PROPERTY LEGAL DESCRIPTION CONTINUED

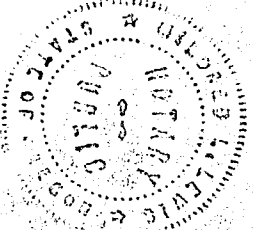
169120

Beginning at a 5/8 inch iron pin marking the most northerly corner of said Lot 7; thence S36°49'11"E along the most easterly line of said Lot 7, 19.89 feet; thence leaving said easterly line of Lot 7, S58°15'58"W, 273.02 feet to a 1/2 inch iron pin on the line common to Lot 6 and Lot 7; thence N33°24'18"W along said line common to Lot 6 and Lot 7, 11.90 feet to the northerly line of said Lot 7; thence N56°35'42"E along said northerly line of Lot 7, 273.93 feet to the point of beginning containing 0.10 acres more or less.

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON)
) ss
County of Klamath)

On the 27th day of October, 1975, personally appeared E. J. SHIPSEY, who being first duly sworn, did say that he is the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be the act and deed of said Principal.



Before me: Mildred Lewis
Notary Public for Oregon
My Commission expires: 7/19/78

Return to: Paul R. Poitras
118 Duke Ave.
Ventura, CA 93003

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of September of A.D. 19 86 at 9:54 o'clock A M., and duly recorded in Vol. M86 on Page 16911

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]