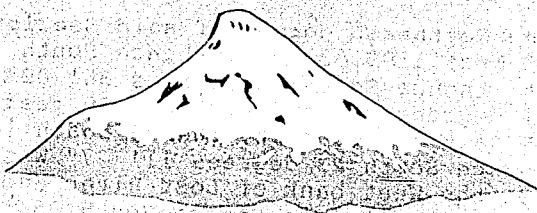


KNOW ALL MEN BY THESE PRESENTS, That MADELINE M. KETCHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NED N. POEHLMAN & CHRISTINE A. POEHLMAN, as tenants by the entirety, 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:

see reverse



MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same 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

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of November, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

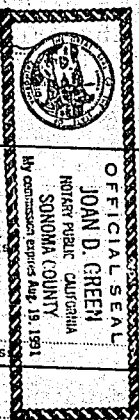
Madeline M. Ketcham
Madeline M. Ketcham

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA, California } ss.
County of Sonoma
November 18, 1988

Personally appeared the above named
Madeline M. Ketcham
and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Jean D. Green*
Notary Public for Oregon
My commission expires:



Ketcham
2001 Range Ave #157
Santa Rosa, CA 95401

GRANTOR'S NAME AND ADDRESS

Poehlman
1890 Havenwood Dr
Thousand Oaks, CA 91362

GRANTEE'S NAME AND ADDRESS

After recording return to:
Poehlman
above address

NAME, ADDRESS, ZIP

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

Poehlman
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
November 19, 1988

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, _____) ss.

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 _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West 1109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet; thence South 11 degrees 36' 09" West 207.42 feet; thence South 07 degrees 34' 59" West 346.39 feet; thence South 06 degrees 34' 14" East 706.08 feet; thence South 14 degrees 09' 29" West 240.37 feet; thence South 23 degrees 11' 27" West 396.70 feet to a 5/8 inch iron pin on the West bank of Lost River and on the true point of beginning of this description; thence South 35 degrees 52' 30" West along said West bank 287.29 feet to a 5/8 inch iron pin; thence North 73 degrees 35' 17" West along said West bank 394.47 feet to a 5/8 inch iron pin; thence South 61 degrees 13' 16" West along said West bank 628.91 feet to a 5/8 inch iron pin on the West line of the NE1/4 SE1/4 of said Section 19; thence North 00 degrees 14' 14" East along said West line 84.13 feet to a P.K. nail on the Southeasterly right of way line of the County Road; thence North 54 degrees 41' 11" East along said line 179.99 feet to a P.K. nail; thence along said line on the arc of a curve to the left (central angle = 33 degrees 30' 59" and radius = 530 feet) 310.03 feet to a 5/8 inch iron pin; thence North 21 degrees 10' 12" East along said line 135.34 feet to a 5/8 inch iron pin; thence South 79 degrees 34' 44" East 726.01 feet to the true point of beginning of this description.

ALSO a tract of land situated in the NE1/4 SE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said tract lying Southerly of Parcel 7 as shown on record of Survey No. 1570, as recorded in the office of the Klamath County Surveyor, said tract being more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West 1109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet; thence South 11 degrees 36' 09" West 207.42 feet; thence South 07 degrees 34' 59" West 346.39 feet; thence South 06 degrees 34' 14" East 706.08 feet; thence South 14 degrees 09' 29" West 240.37 feet; thence South 23 degrees 11' 27" West 396.70 feet to a 5/8 inch iron pin on the West bank of Lost River; thence South 35 degrees 52' 30" West, along said West bank, 287.29 feet to 5/8 inch iron pin marking the TRUE POINT OF BEGINNING of this description; thence, along the apparent natural bank of said Lost River, South 32 degrees 44' 28" West 59.78 feet, South 53 degrees 46' 22" West 96.99 feet, South 76 degrees 07' 34" West 79.57 feet, North 78 degrees 34' 53" West 107.49 feet, North 71 degrees 01' 40" West 120.39 feet, North 76 degrees 42' 24" West 121.95 feet, and North 45 degrees 02' 52" West 62.78 feet to the Southerly line of said Parcel 7; thence, along said Southerly line, North 61 degrees 13' 16" East 218.76 feet, and South 73 degrees 35' 17" East 394.47 feet to the TRUE POINT OF BEGINNING, with bearings based on said record of Survey No. 1570.

Tax Account No.: 3911 01900 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Nov. A.D., 19 88 at 4:03 o'clock P.M., and duly recorded in Vol. M88,
of Deeds on Page 19774.

Evleyn Biehn, County Clerk

FEE \$13.00

By Pauline Muehlenberg