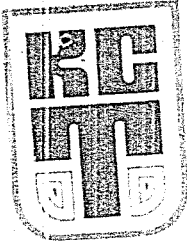


97356

Vol. m89 Page 3206

KLAMATH COUNTY TITLE COMPANY

K-41201

STATUTORY WARRANTY DEED (Individual or Corporation)

CORALIE C. NELSON

, Grantor,

NANCY L. PORTEUS

, Grantee,

conveys and warrants to _____
the following described real property in the County of Klamath and State of Oregon.

See Attached Exhibit "A"

Reserving unto Grantor, her heirs and assigns, an easement to waterwheel and water line down existing road and to island and area approximately 20' X 30' around waterwheel for ingress and egress and maintenance, but to Grantee herein, the right to use the water from line above described.

This property is free of liens and encumbrances, EXCEPT:

Subject to easements and rights of way of record and apparent on the land.

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 10th day of February 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Coralie C. Nelson
CORALIE C. NELSON

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 16th day of February 19 89
by Coralie C. Nelson

Debra Birmingham
Notary Public for Oregon
My commission expires: 12-19-92

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nancy L. Porteus
P.O. Box 206 Makawao
Maui, Hawaii 96768
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as Above

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 E.W.M., Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South 80°35'30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74°81'30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60°45'30" East 110.5 feet to a 3/4" galvanized iron pipe; thence North 45°47'30" East 42.78 feet to the true point of beginning; thence North 45°47'30" East 106.40 feet; thence North 10°00'01" West 175.96 feet to a point on the Southerly curved right of way boundary of the Williamson River Drive; thence Northerly along said boundary to the Southwest corner of deed recorded in Vol. M74 page 6192, Deed Records of Klamath County, Oregon; thence North 79°40'35" East 243.51 feet along the Southerly line of said deed to the Westerly right of way line of Highway 97; thence Southerly along the Westerly right of way line of said highway and the Northerly bank of the Williamson River to its intersection with the Southeast corner of Parcel 2 of deed recorded in Vol. M72 page 9500, Deed Records of Klamath County, Oregon; thence North 31°37' West 130.80 feet to the point of beginning.

SAVING AND EXCEPTING that portion deeded to State of Oregon, by and through its Department of Transportation, Highway Division, dated November 27, 1987, recorded July 13, 1988, in Volume M88 page 11038, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 22nd day
 of Feb. A.D., 19 89 at 8:46 o'clock AM. and duly recorded in Vol. M89
 of Deeds on Page 3206
 Evelyn Bienn County Clerk
 By Darlene Mulvaney

FEE \$13.00