



WARRANTY DEED - INDIVIDUAL

Aspen 33144

AFTER RECORDING RETURN TO:

JULIUS C. ARCURI

NEVA F. ARCURI

2199 Fordham Drive
Santa Clara, CA 95051

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALVIN H. SEEVERS and NANCY A. SEEVERS, husband and wife
hereinafter called grantor, convey(s) to JULIUS C. ARCURI and
NEVA F. ARCURI, HUSBAND AND WIFE, hereinafter called Grantee all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Williamson River and public rights of fishing and recreation in and to the shoreline of said river.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of road or highways.
3. Reservations, including the terms and provisions thereof, as set forth in Deed recorded December 28, 1958 in book 308 at page 39, Deed Records, reserving a right of way for ditches or canals constructed by the authority of the United States.
4. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded December 22, 1958 in Book 308 at page 42, Deed Records as follows: "...and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States to maintain, operate or improve the same so long as needed or used for or by the United States.
5. This report does not insure for any adverse claims based upon the assertion that the Williamson River has moved.

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$23,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
Continued on next page

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this 6th day of March, 1989.

ALVIN H. SEEVERS

NANCY A. SEEVERS

STATE OF CALIFORNIA, County of SANTA CLARA ss.

March 17th, 1989.

Personally appeared the above named ALVIN H. SEEVERS and NANCY A. SEEVERS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for CALIFORNIA

My Commission Expires: 11-17-92

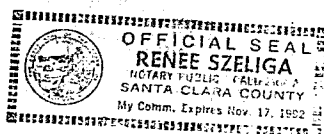


EXHIBIT "A"

A parcel of land situated in Government Lots 8, 13 and 18 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Westerly bank of Williamson River and the East line of Government Lot 13; thence Southwesterly along said riverbank 1250 feet more or less to the point of intersection of the South boundary of Government Lot 18 with said riverbank; thence West 283.8 feet; thence North 1980 feet more or less to point of intersection with the North boundary of Government Lot 8; thence East 330 feet more or less to the Northeast corner of W 1/2 E 1/2 of Government Lot 8; thence South 792 feet more or less to a point that is West 330 feet more or less from the point of beginning; thence East 330 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day of March A.D., 19 89 at 10:55 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 4977.

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Muckelbauer