

AFTER RECORDING RETURN TO:
Mr. and Mrs. B. Russell Smith
2600 Ivanhoe Place
Oxnard, CA. 93030

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

BONNIE LOUISE COLEY, hereinafter called GRANTOR(S), convey(s) to
B. RUSSELL SMITH and PERLA L. SMITH, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 1.) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2.) Access
restriction, if any exist, regarding ingress and egress to and
from The Dalles-California Hwy. 97. 3.) Regulations, including
levies, assessments, water and irrigation rights and easements
for ditches and canals, of Klamath Irrigation District. 4.)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath Basin
Improvement District. Subject to the terms and provisions of
that certain instrument recorded July 24, 1970 in Volume M-70 at
page 6187 as "Notice to persons intending to Plat Lands within
the Klamath Basin Improvement District." 5.) Agreement,
including the terms and provisions thereof between Domenica
Scala, et ux, and Harry F. Ross, et ux, recorded August 16, 1951
in Book 249, page 201.

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
\$20,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of March 1990.

Bonnie Louise Coley
BONNIE LOUISE COLEY

STATE OF CALIFORNIA, County of SAN BERNARDINOss.

may
April 11, 1990.
(KWS)

Personally appeared the above named BONNIE LOUISE COLEY and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Kathy Wyatt
Notary Public for California
My Commission Expires: Sept. 10, 1991



90 MAY 14 PM 4 08

EXHIBIT "A"

The following described real property in County of Klamath,
State of Oregon:

Those two portions of land in the SE1/4 of NW 1/4 and NE1/4 of
SW 1/4, Section 30, Township 39 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon, bounded and
described, respectively as follows:

Beginning at a point on the Northwestern right of way line of
the Klamath Falls-Weed State Highway in the NE1/4 of SW1/4 of
Section 30, Township 39 South, Range 9 East of the Willamette
Meridian, which point of beginning is North 1,320.0 feet; South
89 degrees 44 minutes West along the South line of said NE1/4
of SW1/4 of Section 30, a distance of 1,015.0 feet to the
Northwestern right of way line of said highway, and North 36
degrees 34 minutes East along said highway right of way line a
distance of 607.6 feet from the one quarter corner common to
Sections 30 and 31 of said Township and Range; thence North 53
degrees 26 minutes West 357.7 feet, more or less, to the
Southeasterly right of way line of the Southern Pacific
Railroad; thence, North 33 degrees 36 minutes East along said
railroad right of way line, a distance of 570.7 feet; thence
South 53 degrees 26 minutes East 386.9 feet, more or less to
the Northwestern right of way line of said highway; thence,
South 36 degrees 34 minutes West along said highway right of way
line 570 feet to the point of beginning, being a portion of the
NE1/4 of SW1/4, Section 30, Township 39 South, Range 9 East of
the Willamette Meridian.

Beginning at a point on the Northwestern right of way line of
the Klamath Falls-Weed State Highway in the NE1/4 of SW1/4 of
Section 30, Township 39 South, Range 9 East of the Willamette
Meridian, which point of beginning is North 1320.0 feet; South
89 degrees 44 minutes West, along the South line of the NE 1/4
of SW 1/4 of Section 30, to the Northwestern right of way line
of said highway, and North 36 degrees 34 minutes East, along
said right of way line, a distance of 1,177.6 feet from the
one-quarter corner common to Sections 30 and 31 of said Township
and Range; thence North 53 degrees 26 minutes West, 386.9 feet,
more or less to the Southeasterly right of way line of the
Southern Pacific Railroad; thence, North 33 degrees 38 minutes
East, along said railroad right of way line, a distance of 542.7
feet; thence South 52 degrees 26 minutes East, 414.6 feet, more
or less to the Northwestern right of way line of said highway;
thence South 56 degrees 34 minutes West, 542.0 feet along said
highway right of way line to the point of beginning, being a
portion of the SE1/4 of NW1/4 and NE1/4 of SW1/4, Section 30,
Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of May A.D., 19 90 at 4:08 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 9170.

Evelyn Biehn County Clerk

By Pauline Mueller

FEE \$33.00