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WARRANTY DEED

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AFTER RECORDING RETURN TO:
WAYNE D. WOODWICK
JUNE M. WOODWICK
833 East Main St
Klamath Falls, OR 97601

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

NILENE MAGANA hereinafter called GRANTOR(S), convey(s) to WAYNE D. WOODWICK and JUNE M. WOODWICK, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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) Subject to rules and regulations of Fire Patrol District. 2) Agreement, including the terms and provisions thereof: Regarding: Raising and lowering of the waters of Upper Klamath Lake; Between: Herbert Fleishhacker and May Belle Fleishhacker; And: The California Oregon Power Company, a California Corporation, recorded February 15, 1924 in Book 63 at page 459. 3) Conditions, Restrictions as shown on the recorded plat of Harriman Park. 4) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: June 22, 1956 in Book 284 at page 304. As amended by instrument: Recorded on August 30, 1956 in Book 286 at page 286; 5) Easement, including the terms and provisions thereof: For: Transmission and distribution of electricity; Granted to: The California Oregon Power Company, a California Corporation, recorded on August 4, 1960 in book 323 at page 220, Affects Tract A Harriman Park. 6) Subject to the rights of adjacent property owners to use of the artificial water channel running through said Lot A.

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 \$15,000.00.

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 18th day of June, 1990.

Nilene Magana
NILENE MAGANA

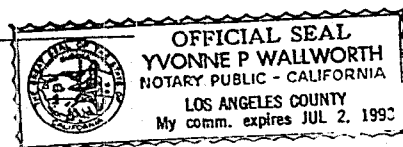
STATE OF CALIFORNIA, County of Los Angeles) ss.

June 25th, 1990

Personally appeared the above named NILENE MAGANA and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Yvonne P. Wallworth
Notary Public for ~~SEVENTH~~ CALIFORNIA
My Commission Expires: July 2, 1993



1990 JUN 27 PM 2 31

EXHIBIT "A"

Tract A of HARRIMAN PARK, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcels of land:

That portion conveyed to Eldon V. Stivers and Peggy M. Stivers by Deed recorded in Book M-66 at Page 8802, Deed Records of Klamath County, Oregon; That portion conveyed to Wm. Ganong by Deed recorded September 27, 1968 in Book M-68 at Page 8843, Deed Records of Klamath County, Oregon; That portion conveyed to Lee C. Hart and Neva T. Hart by Deed recorded July 12, 1968 in Book M-68 at Page 6334, Deed Records of Klamath County, Oregon; That portion conveyed to Weston Thorsen and Thelma Thorsen by Deed recorded September 16, 1969 in Book M-69 at Page 8007, Deed Records of Klamath County, Oregon; That portion conveyed to Eugene F. Jensen and Ruth A. Jensen, by Deed recorded October 27, 1967 in Book M-67 at Page 8388, Deed Records of Klamath County, Oregon; That portion conveyed to Fred L. Ong by Deed recorded November 6, 1969 in Book M-69 at Page 9363, Deed Records of Klamath County, Oregon; That portion conveyed to Dave Jones by Deed recorded August 19, 1968 in Book M-68 at Page 7521, Deed Records of Klamath County, Oregon; That portion conveyed to Frank DeLong and Velma N. DeLong by Deed recorded July 18, 1978 in Book M-78 at Page 15427, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion conveyed to Burton A. Bixler and Eunice L. Bixler, by Deed recorded August 29, 1984 in Book M-84 at Page 15018, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southeast corner of Tract 1 HARRIMAN PARK; thence South along the east line of said Tract A to the Southeast corner thereof; thence West along the South line of said tract to the center line of a 20 foot private roadway; thence Northwesterly along said center line to its intersection with the extension of the Southeasterly line of said Lot 1; thence Northeasterly along said extension and said Southeasterly line of Lot 1 to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM that portion lying Southerly of the South boundary of parcel conveyed to Dave Jones by Deed recorded August 19, 1968 in Book M-68 at Page 7521.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day of June A.D. 19 90 at 2:31 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 12633.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullendare