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WARRANTY DEED

Vol. M92 Page 16172

AFTER RECORDING RETURN TO:
 NANTHA L. WEATHERLY
 2508 EAST MAIN STREET
 VENTURA, CA. 93003

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

B. RUSSELL SMITH also known as RUSSELL SMITH, hereinafter called
 GRANTOR(S), convey(s) to NANTHA L. WEATHERLY, 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. Covenants, conditions, restrictions, reservations, rights,
 rights of way and easements of record, if any, and
 apparent upon the land.
2. Trust Deed in favor of Bonnie Louise Coley, recorded May
 14, 1990 in Book M-90, Page 9172, Mortgage Records of
 Klamath County, Oregon, which Trust Deed the Grantee herein
 agrees to assume and pay according to the terms contained
 therein.,

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
 \$18,523.12.

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 17th day of July, 1992.

B. Russell Smith - Russell Smith
 B. RUSSELL SMITH

STATE OF CALIFORNIA, County of VENTURA)ss.

On July 17, 1992, personally appeared B. RUSSELL SMITH also
 known as RUSSELL SMITH, and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me: R. Phantall
 Notary Public for California
 My Commission Expires: Nov. 13, 1994

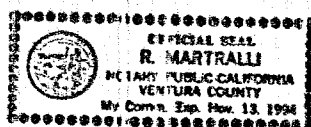


EXHIBIT "A"

Those two portions of land in the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4, Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of 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 NE 1/4 of the SW 1/4 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' West along the South line of said NE 1/4 of the SW 1/4 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' 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' West 357.7 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad; thence, North 33 degrees 36' East along said railroad right of way line, a distance of 570.7 feet; thence South 53 degrees 26' East 386.9 feet, more or less to the Northwestern right of way line of said highway; thence South 36 degrees 34' West along said highway right of way line 570 feet to the point of beginning, being a portion of the NE 1/4 of the SW 1/4, 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 NE 1/4 of the SW 1/4 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' West, along the South line of the NE 1/4 of the SW 1/4 of Section Section 30, to the Northwestern right of way line of said highway, and North 36 degrees 34' 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' West, 386.9 feet, more or less to the Southeasterly right of way line of the Southern Pacific Railroad; thence, North 33 degrees 38' East, along said railroad right of way line, a distance of 542.7 feet; thence South 52 degrees 26' East, 414.6 feet, more or less to the Northwestern right of way line of said highway; thence South 56 degrees 34' West, 542.0 feet along said highway right of way line to the point of beginning, being a portion of the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4, Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 164 MAP 3909-3000 TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day
of July A.D., 1992 at 10:29 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 16172.

Evelyn Biehn County Clerk

By Carol Mullender

FEE \$35.00