

STATUTORY WARRANTY DEED

ASPEN 38796

JOHN A. PIETILA and ELLEN S. PIETILA, husband and wife, Grantor, conveys and warrants to HAROLD J. DARBY and MERKIE L. DARBY, husband and wife, Grantee.

The following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE ATTACHED EXHIBIT 'A'

Account No. 2406-ICA 1200 & 2406-ICA 1400,

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 AGREEMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

This property is free of liens and encumbrances, EXCEPT: 1992-93 Klamath county taxes, a lien due but not yet payable. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. This property lies within and is subject to the levies and assessments of the Fire Patrol District. Right, title or interest of the public in and to that portion of said premises lying below the ordinary high water line of Crescent Creek and Cold Creek and public rights of fishing and recreation in and to the shoreline of said river. All matters arising from any shifting in the course of Crescent Creek and Cold Creek, including but not limited to accretion, reliction and avulsion.

The true consideration for this conveyance is \$ 75,000.00

DATED this 21st day of August, 1992.

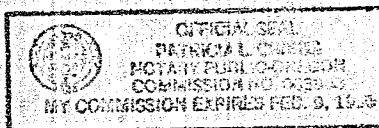
John A. Pietila
JOHN A. PIETILA

Ellen S. Pietila
ELLEN S. PIETILA

STATE OF OREGON)
County of KLAMATH) SS

The foregoing instrument was acknowledged before me this 21st day of August, 1992 by JOHN A. PIETILA and ELLEN S. PIETILA.

Dorricia L. Cutte
Notary Public for Oregon
My Commission Expires: 2-9-95



Escrow No. 13039-PC

After Recording Return To:

HAROLD J. DARBY
Box 54
Crescent Lake, OR 97425

Tax Statements To Be Sent To:

HAROLD J. DARBY
Crescent Lake Road
Box 54
Crescent Lake, OR 97425

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

PARCEL 1:

A parcel of land situate in the NE 1/4 SW 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point along the Southeast line of a 20 foot roadway, a 1 3/4" x 48" galvanized steel pipe, from which the Southwest corner of said Section 1 lies South 1710.4 feet and West 1874.0 feet; thence along the Southeasterly line of said roadway, North 52 degrees 23' East 139.2 feet to a point, a 3/4" steel rod; thence South 50 degrees 15' East 138.1 feet to a point in the center of Crescent Creek as located in 1956; thence up the center of said creek, South 43 degrees 57' West 115.6 feet to a point; thence along a line as agreed upon by Pietila and Scribner in April 1980, North 57 degrees 32 1/2' West, passing a 1 3/4" x 48" galvanized steel pipe at 36.0 feet on the Northwesternly scour bank of Crescent Creek, in all 161.3 feet to the point of beginning.

PARCEL 2:

Beginning at an iron pipe on the Southerly line of a 20 foot roadway, North 1795.5 feet and East 1984.2 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian; thence North 52 degrees 23' East, 64.2 feet; thence North 65 degrees 03' East, along said Southerly line, 77.8 feet to an iron pipe; thence South 44 degrees 55' East, 92.2 feet to the center of Crescent Creek; thence South 40 degrees 13 1/2' West, up the center of said Creek, 124.46 feet; thence North 50 degrees 15' West, 138.1 feet to the point of beginning, in the County of Klamath, State of Oregon.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 3:

Beginning at a point on the Easterly right of way line of the County Road, opposite to and 30 feet distant at right angles from centerline station 50+63.2, Back, P.T., said point being also North 1799.6 feet and East 1854.5 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian; thence North 27 degrees 15' East, along said Easterly line, 106 feet to the center of Cold Creek; thence down the center of said Creek, South 82 degrees 12' East, 76.2 feet, and North 71 degrees 44' East 88 feet; thence South 44 degrees 55' East, 40.3 feet to the Northerly line of a 20 foot roadway; thence along said Northerly line, South 65 degrees 03' West, 72.8 feet; South 52 degrees 23' West 208.23 feet, and North 59 degrees 23' West, 42.0 feet to the said Easterly line; thence Northeasterly, along said Easterly line on the arc of a 625.9 foot radius curve left (the long chord of which curve bears North 30 degrees 06' East, 61.82 feet) a distance of 61.85 feet to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 4:

Beginning at an angle point in a 20 foot roadway, North 1713.8 feet and East 1878.2 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian; thence South 52 degrees 08 1/2' East 158.2 feet to the center of Crescent Creek; thence Northwest along a straight line to a point that is South 52 degrees 23' West 21.5 feet from the point of beginning; thence North 52 degrees 23' East 21.5 feet to the point of beginning, in the County of Klamath, State of Oregon.

LESS & EXCEPT that portion described in Deed from John A. Pietila and Ellen S. Pietila to Wayne C. Carver, recorded August 21, 1972 in Book M-72 at Page 9335.

ALSO EXCEPTING THEREFROM that portion described in Deed from Tim Delaney and May Delaney to Wayne C. Carver and Lillian Carver, recorded September 4, 1968 in Book M-68 at Page 7981.

CODE 205 MAP 2406-1CA TL 1200
CODE 51 MAP 2406-1CA TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of Aug. A.D. 1992 at 11:13 o'clock AM., and duly recorded in Vol. M92
of Deeds on Page 19301
FEE \$40.00
By Evelyn Biehn County Clerk
Christine Mullendorf