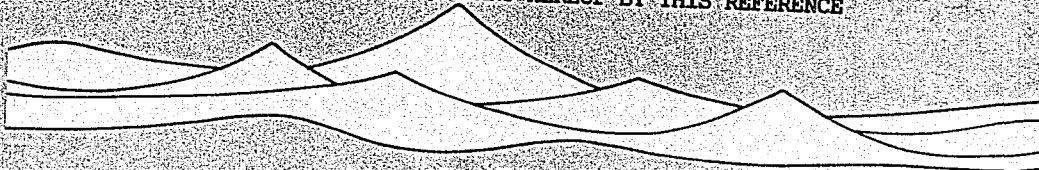


WARRANTY DEED
MTC 31471-MK

LEONA E. DeMARS AKA LEONA E. VELKY NOW KNOWN AS LEONA E. STOVER

LEONA E. DEMARS AKA LEONA E. VELKY NOW KNOWN AS LEONA E. STOVER
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM R. SPEAR
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of Klamath and State of Oregon, described as follows, to-wit:
SEE EXHIBIT A WHICH IS MADE A PART OF

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY
 "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."
 To Have and to Hold the same unto the said owner

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
is lawfully seized in fee simple and the above granted premises; free from all encumbrances
record and

record and those apparent upon the land, if any, as the date of this deed except those of grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in a certain deed of conveyance, is \$10,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,500.00

In Witness Whereof, the grantor has executed this instrument this 8th day of November, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto in order of its board of directors.

STATE OF OREGON,
County of Lincoln
November 8, 1993 SS

LEONA E. DeMARS AKA LEONA E. VELKY
NOW KNOWN AS LEONA E. STOVER

Personally appeared the above named LEONA E. DeMARS AKA LEONA E. VELKY
now known as Leona E. Stover

_____ and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Kathy McCormack
Notary Public for Oregon Cm 7-1-95
My commission expires: 11-9



STATE OF OREGON, County of _____) ss.
The foregoing is:

The foregoing instrument was acknowledged before me this

_____, of _____,
 president, and by _____,
 _____ secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

LEONA E. DeMARS AKA LEONA E. VELKY

115 NE 54TH

NEWPORT, OR 97365

GRANTOR'S NAME AND ADDRESS

WILLIAM R. SPEAR

11212 Sprague River
CHILOQUIN, OR 97824

GRANTEE'S NAME AND ADDRESS

After recording return on:

WILLIAM R. SPEAR

11218 Sprague River
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

WILLIAM R. SPEAR

11/2/2 Sprague River
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

SS.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.

Record of Deeds of said county.
Witness my hand and seal of County
affixed

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

30103

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S1/2 N1/2 S1/2 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the Northwest corner of the property conveyed by Deed recorded March 25, 1963 in Deed Volume 344 at page 192; thence East along the North line of said S1/2 N1/2 S1/2 NE1/4 SE1/4 to its intersection with the high waterline of Sprague River, thence North and East along the high waterline of Sprague River, intersection with the Southwesterly boundary of the Chiloquin-Sprague River County Road; thence North and West along the boundary line of said road to its intersection with the North line of the NE1/4 SE1/4 of said Section; thence West on said boundary line to the Northwest corner of the NE1/4 SE1/4; thence South along the West line of the NE1/4 SE1/4 of said Section to the point of beginning.

EXCEPTING THEREFROM...

Beginning at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon; running thence South 89 degrees 59' 26" East 383.66 feet, more or less, to the high water line of the Sprague River; thence North 62 degrees 33' 44" West 367.94 feet to a point on the Easterly edge of an access road; thence along the Easterly edge of said road to the point of beginning, the straight line course of which bears South 18 degrees 37' 20" West 178.84 feet, containing 32,513 square feet, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Nov A.D., 19 93 at 2:53 o'clock P.M., and duly recorded in Vol. M93 day
of Deeds on Page 30102

FEE \$35.00

Evelyn Biehn
By Quilene Millard County Clerk