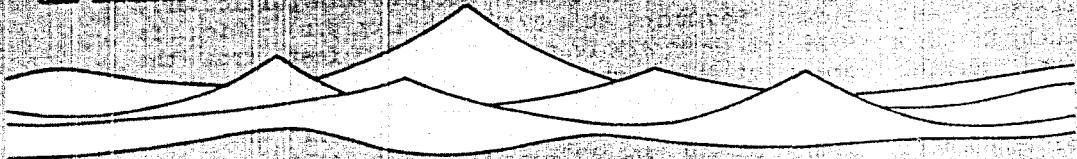


WARRANTY DEED

32014-HF

KNOW ALL MEN BY THESE PRESENTS, That HAROLD G. POWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL T. SMITH 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 HEREOF BY THIS REFERENCE



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 AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. 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 except those of record and those apparent upon the land, if any, as the date of this deed and that

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 terms of dollars, is \$9,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of May, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

HAROLD G. POWELL

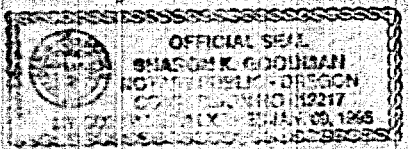
STATE OF OREGON, County of Douglas ss. 5.27.1994

Personally appeared the above named HAROLD G. POWELL

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

Before me Sharon K. Goodman

Notary Public for Oregon My commission expires:



STATE OF OREGON, County of ss. The foregoing instrument was acknowledged before me this 19, by president, and by secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: (SEAL)

HAROLD G. POWELL 103 NE 3RD AVE SOUTHERLIN, OR 97479

GRANTEE'S NAME AND ADDRESS MICHAEL T. SMITH P.O. BOX 311 BLY, OR 97622

GRANTEE'S NAME AND ADDRESS MICHAEL T. SMITH P.O. BOX 311 BLY, OR 97622

NAME, ADDRESS, ZIP MICHAEL T. SMITH P.O. BOX 311 BLY, OR 97622

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. Witness my hand and seal of County affixed.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

## EXHIBIT "A" LEGAL DESCRIPTION

A portion of the S1/2 of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1/2" inch iron pin, which is South 89 degrees 26' 10" West 439 feet and North 883 feet from the South quarter corner of said Section 1; thence continuing North 640.90 feet to a 1/2" iron pin on the Southerly right of way line of Oregon State Highway #140; thence North 66 degrees 45' 21" West along said Southerly right of way line 1277.52 feet to a 1/2" iron pin marking the intersection of the Southerly right of way line of said Highway No. 140 and the Easterly right of way line of Fishole Road; thence South 06 degrees 47' 12" East along said Easterly right of way line 320.05 feet to a 1/2" iron pin; thence East 268 feet to a 1/2" iron pin; thence South 00 degrees 10' 57" East 397.0 feet to a 1/2" iron pin; thence South 89 degrees 56' 55" West 222.0 feet to a 1/2" iron pin on the Easterly right of way of said Fishole Road; thence South 06 degrees 47' 12" East along said Easterly right of way line 433.10 feet to a 1/2" iron pin; thence East 1037.56 feet to the point of beginning, with bearings based on Survey #1401, filed in the office of the County Engineer; Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day  
of June A.D. 19 94 at 3:09 o'clock P.M., and duly recorded in Vol. M94,  
of Deeds on Page 17419.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Newland