



WARRANTY DEED

#03041300

AFTER RECORDING RETURN TO:

GREGG A. POHLL

LAURA J. POHLL

P.O. BOX 725

CHILQUIN, OR 97141

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

MELVIN C. NEVEL and MARGIE L. NEVEL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to GREGG A. POHLL and
LAURA J. POHLL, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 1, Block 2, WOODLAND PARK, in the County of Klamath, State
of Oregon.

Code 148 Map 3407-158A TL 300

Together with an undivided 1/8th interest in the following
described land, 2 parcels situated in Lots 1 and 2, Section 15,
Township 34 South, Range 7 East of the Willamette Meridian, in the
County of Klamath, State of Oregon, more particularly described as
follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34
South, Range 7 East of the Willamette Meridian, and running thence
along the North line of said Section North 89 degrees 42' 15" East
400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20"
West 408.82 feet to the Northeastly bank of the Williamson River;
thence following said river bank North 37 degrees 53' 20" West 136.90
feet; thence North 16 degrees 33' West 60.98 feet to the West line of
Section 15; thence Northerly on said Section line 172.92 feet to the
point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South,
Range 7 East of the Willamette Meridian and running thence North
89 degrees 42' 15" East 400.0 feet along the North line of said
Section 15; thence South 62.42 feet; thence South 50 degrees 43'
50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79
feet to the true point of beginning of this description; thence
South 35 degrees 56' 30" West 446.55 feet to a point on the
Northeastly bank of Williamson River; thence South 45 degrees
32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East
411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet,
more or less, to the true point of beginning of this 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
Continued on next page

S2100

WARRANTY DEED
PAGE 2

21598

\$5,200.00.

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 23 day of June 1994.

Melvin C. Nevel
MELVIN C. NEVEL

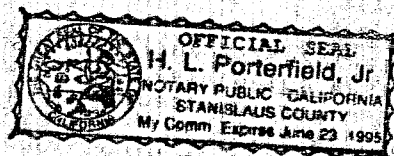
Margie L. Nevel
MARGIE L. NEVEL

STATE OF CALIFORNIA, County of Stanislaus

On this 23 day of JUNE, 1994,

Personally appeared the above named MELVIN C. NEVEL and MARGIE L. NEVEL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: H. L. Porterfield, Jr.
Notary Public for California
My Commission Expires: June 23, 1995



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Apex Title Co the 13th day of July A.D. 19 94 at 11:10 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 21597

FEE \$35.00

Evelyn Biehn
By Deborah M. Henderson County Clerk

BTSSD

ST085