



WARRANTY DEED

ATE #02042127
 AFTER RECORDING RETURN TO:
 OWEN P. WATTS
 10860 PORTLAND ROAD
 SALEM, OR 97305

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

MAXWELL LEE COULSON and MARIA DE JESUS COULSON, hereinafter
 called GRANTOR(S), convey(s) to OWEN P. WATTS, 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
 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 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
 \$15,000.00.

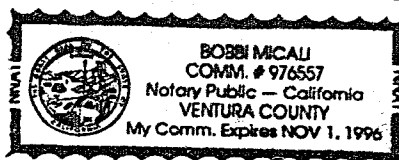
In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 5th day of August, 1994.

Maxwell Lee Coulson
 MAXWELL LEE COULSON

Maria de Jesus Coulson
 MARIA DE JESUS COULSON

STATE OF CALIFORNIA)
 County of Ventura) ss.



The foregoing instrument was acknowledged before me this
11th day of August, 1994, by MAXWELL LEE COULSON and MARIA
 DE JESUS COULSON.

Before me: Bobbi Micali
 Notary Public for CALIFORNIA
 Commission No. # 976557
 My Commission Expires: 11-1-96

EXHIBIT "A"

25951

A portion of Lot 9, Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, in the County of Klamath, State of Oregon, more particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54 degrees 02' 28" East a distance of 1,200 feet from the most Westerly corner thereof; thence North 35 degrees 57' 32" East to a point on the Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh, recorded September 20, 1971 in Book M-71 at Page 9973, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the limits of the County Road described in Book 350 at Page 251, Deed Records of Klamath County, Oregon.

CODE 8 MAP 3313-2600 TL 5000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 22nd day
of Aug A.D., 19 94 at 11:14 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 25950

FEE \$35.00

Evelyn Biehn
By Pauline M. Henderson County Clerk