

ATC # 04042336
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MELVENE D. NITSCHHELM

convey(s) to DANIEL LEE EDDY, as Trustee of the EDDY LIVING TRUST hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 those apparent on 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 \$ To Quiet Title. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

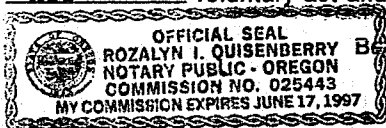
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of October, 19 94.

Melvene D. Nitschhelm
 by George H. Nitschhelm
 as attorney in fact.

STATE OF OREGON, County of Klamath)ss.
October 12, 19 94.

Personally appeared the above named Melvene D. Nitschhelm by George H. Nitschhelm as her attorney in fact and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Rozalyn I. Quisenberry
 Notary Public for Oregon
 My Commission Expires: 6-17-97

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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/reel/volume No. _____ on page _____ or as document/feefile/instrument/microfilm No. _____, Record of Deeds of said county.
 Witness my hand and seal of County affixed.

NAME TITLE
 By _____ Deputy

EXHIBIT "A"

PARCEL 1:

All that portion of Lot 3, in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of SW 1/4 SE 1/4 of Section 5; thence North 45 degrees West 446.5 feet more or less to the right of way of the State Highway; thence Easterly and Northerly along the Easterly boundary of said right of way 812 feet, more or less, to a point where a line 450 feet South of and parallel to North line of Lot 3 intersects the said Easterly boundary of said Highway right of way; thence Easterly 123 feet, more or less, to East boundary of said Lot 3; thence Southeasterly and Southerly along the Easterly boundary of said Lot 3 to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3 to the point of beginning.

EXCEPTING HOWEVER, from above parcel all the portion of Lot 3 in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point where a line 450 feet South of and parallel to the North line of said Lot 3 intersects the Easterly boundary of State Highway right of way; thence East 123 feet, more or less, to the Easterly boundary of said Lot 3; thence South 55 degrees 45' East a distance of 744 feet, more or less, along the Easterly boundary line of said Lot 3, to the meander corner; thence South 25 degrees East along the meander line a distance of 251.5 feet; thence North 56 degrees 50' West a distance of 918.6 feet, (965.25 per Survey 1903) more or less, to an intersection with the Easterly right of way line of said State Highway; thence North 27 degrees 30' West along the Easterly boundary of State Highway right of way a distance of 163 feet, more or less, to the point of beginning.

FURTHER EXCEPTING parcel conveyed to City of Klamath Falls November 17, 1948 in Book 226 at Page 427, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point 60 feet East of the Northwest corner of the SE 1/4 of SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence East on the North line of said SE 1/4 of SE 1/4, 417.42 feet; thence South and parallel to the West line of said SE 1/4 of SE 1/4, 208.71 feet; thence West and parallel to the North line of said SE 1/4 of SE 1/4, 417.42 feet; thence North and parallel to the West line of said SE 1/4 of SE 1/4, 208.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the South line of the NE 1/4 of the SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; said point being 85.96 feet East of the Southwest corner of said NE 1/4 of the SE 1/4; thence West 25.96 feet; thence South 208.7 feet; thence West 30.0 feet; thence North 59.2 feet; thence in a Northwesterly direction following the arc of a 14.7642 degree curve to the left through the Southwest corner of said NE 1/4 of the SE 1/4 304.8 feet; thence North 43 degrees 37' 40" West 329.2 feet to the Southeasterly right of way line of the State Highway; thence North 66 degrees 02' 20" East 31.86 feet; thence South 43 degrees 37' 40" East 528.32 feet to the point of beginning.

CODE 4 MAP 3909-5DO TL 800
CODE 191 MAP 3909-5DO TL 1100
CODE 191 MAP 3909-5DO TL 1101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 10th day
of November A.D., 19 94 at 3:23 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 34745

FEE \$40.00

Evelyn B. Zehn
By [Signature] County Clerk