

WARRANTY DEED

Vol. 1996 Page 5654

MTC37176DS

WENDELL A. THOMPSON, JR.,

Grantor(s) hereby grant, bargain, sell and convey to
 MARION G. UGLOW and NONA J. UGLOW, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of Klamath and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the 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.

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.

The true and actual consideration for this conveyance is \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 917 DISC DR. #50, SCOTTS VALLEY, CA 95066

Dated this 27 day of FEB., 1996

Wendell A. Thompson Jr.
 WENDELL A. THOMPSON, JR.

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Klamath SS. 27 Feb. 19 96

Personally appeared the above named Wendell A. Thompson, JR.

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

Return to:

MARION G. UGLOW
 917 DISC DR. #50
 SCOTTS VALLEY, CA 95066

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A tract of land in the W1/2 W1/2 W1/2 of Section 1 and the E1/2 E1/2 E1/2 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of the E1/2 E1/2 E1/2 of said Section 2, said point being 375 feet South of the center line running East and West through said Section 2; thence East parallel to said centerline to the East boundary of said Section 2; thence North along the East boundary of said Section 2, to a point 375 feet North of the East 1/4 corner of said Section 2; thence East parallel to the centerline running East and West through said Section 1 to the East boundary of the W1/2 W1/2 W1/2 of said Section 1; thence South along the East boundary of the W1/2 W1/2 W1/2 of said Section 1 to the South boundary of said Section 1; thence West along the South boundary of said Sections 1 and 2 to the Southwest corner of the E1/2 E1/2 E1/2 of said Section 2; thence North along the West boundary of the E1/2 E1/2 E1/2 of said Section 2 to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the E1/2 E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence South 88 degrees 51'18" West 653.74 feet to a 5/8 iron pin; thence along the West line of the E1/2 E1/2 SE1/4 of said Section 2 North 00 degrees 32'02" East 1454.01 feet to a 5/8" iron pin, being the true point of beginning of this description; thence South 00 degrees 32'02" West 127.5 feet to an east-west fence line; thence North 89 degrees 24' East along said fence line 47.0 feet to a fence corner; thence North 05 degrees 18' East along a fence line 179.0 feet more or less to the southerly bank of the Sprague River; thence southwesterly along the southerly bank of the Sprague River to the west line of the E1/2 E1/2 SE1/4 of Section 2 (the long chord of the last course bears South 50 degrees 32' West a distance of 80.7 feet more or less) and thence South along the west line of the E1/2 E1/2 SE1/4 of Section 2 to the True Point of Beginning of this description.

ALSO EXCEPTING THEREFROM that portion of real property conveyed by deed recorded in the office of the County Clerk of Klamath County, Oregon, at Volume M73, page 9133.

PARCEL 2

A tract of land situated in the E1/2 E1/2 E1/2 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

BEGINNING AT A POINT on the West boundary of the E1/2 E1/2 E1/2 of said Section 2, said point being 375 feet South of the centerline running East and West through said Section 2; thence East parallel to said centerline to the East boundary of the Chiloquin Ridge Road; which is the true point of beginning of this description; thence continuing East parallel to the said centerline to the East boundary of said Section 2; thence North along the East boundary of said Section 2 to a point 375 feet North of the East quarter corner of said Section; thence West parallel to said centerline to the East boundary of the Chiloquin Ridge Road; thence Southerly along the East boundary of said road to the True Point of Beginning.

PARCEL 3

A portion of the W1/2 W1/2 NW1/4 of Section 1 and the E1/2 E1/2 NE1/4 of Section 2 all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North-South section line between said Sections 1 and 2, said point being 375 feet North of the quarter corner common to said Sections; thence Easterly to the East boundary of the W1/2 W1/2 NW1/4 of said Section 1; thence North along the East boundary of said W1/2 W1/2 NW1/4 of Section 1; 863 feet, more or less, to the Southeasterly corner of that land described in Deed to Triple E construction recorded in Volume M80, page 5431; thence West parallel to the centerline running East and West through said Sections 1 and 2 being the Southerly line of the above mentioned Deed to the East boundary of the Chiloquin Ridge Road (Indian Service Road S-45); thence Southerly along said East boundary of the Chiloquin Ridge Road to a point 375 feet North of said centerline running East and West through Sections 1 and 2; thence East parallel to said centerline to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day
of February A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 5654.

FEE \$20.00

By Bernetha G. Letsch, County Clerk
C. G. Russell