



K-47357-D

STATUTORY WARRANTY DEED
 (Individual or Corporation)

WASHBURN ENTERPRISES, INC., an Oregon corporation

conveys and warrants to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation . Grantor.
 the following described real property in the County of Klamath . Grantee.
 and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
 REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

****TO HAVE AND TO HOLD** the property, with its appurtenances, including, but not
 limited to, all water, timber and mineral rights, unto the Grantee, its successors
 and assigns.

Grantor covenants and warrants that it is lawfully seized and possessed of the
 property and has the full right, power and authority to execute this conveyance, and
 that the property is free and clear of all liens, claims or encumbrances, except
 as shown above, and that it will defend the title to the real property conveyed
 herein and quiet enjoyment thereof against the lawful claims and demands of all
 persons.

96 MAY 15 P3:15

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and
 easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage. **

The true consideration for this conveyance is \$ 150,000.00 (Here comply with the requirements of ORS 93.030).

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.

DATED this 17th day of April 19 96 . If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

WASHBURN ENTERPRISES, INC.

 BY: Dorman A. Truner
Pres.

 BY: H.F. Smith, Sec.

STATE OF OREGON, County of _____ Jss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

Notary Public for Oregon
 My commission expires: _____

CORPORATE ACKNOWLEDGEMENT

 STATE OF OREGON, County of Klamath Jss.

The foregoing instrument was acknowledged before me
 this 18th day of April 19 96

by Dorman A. Truner, President and
 by H.F. Smith, Secretary
 of Washburn Enterprises, Inc.

a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: 12-19-96

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

THE NATURE CONSERVANCY
2060 BROADWAY, SUITE 230
BOULDER, COLORADO 80302

NAME, ADDRESS, ZIP

Until a change is requested a tax statement shall be sent to the following address:

SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP

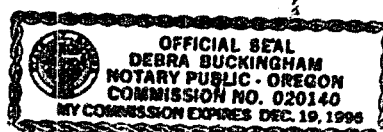


Exhibit A

Parcel 1 of Minor Land Partition 19-90 being in Tracts 49, 68, 69, 70, 75, 76, 77, 80, 81, 82, and 83 of Enterprise Tracts situated in Section 4, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Volume M-75 page 11116, Deed records of Klamath County, Oregon from which the East quarter corner of said Section 4 bears S. $79^{\circ}54'42''$ E. 1466.26 feet; thence S. $66^{\circ}51'15''$ E., along the Southerly line of said tract, 919.37 feet to the Westerly right of way line of Maywood Drive; thence S. $00^{\circ}06'43''$ E. 303.71 feet to a point N. $00^{\circ}06'43''$ W. 60.00 feet from the Northeast corner of Lot 1, Block 9 of First Addition to Washburn Park--Tract 1192; thence along a line being 60 feet from measured at right angles to the Northerly line of said Lot 1 and the Northerly line of that tract of land described in Volume 306 page 84, Deed records of Klamath County, Oregon, N. $89^{\circ}55'10''$ W., 91.20 feet, along the arc of a curve to the right (radius equals 270.00 feet and central angle equals $23^{\circ}03'55''$) 108.69 feet and N. $66^{\circ}51'15''$ W. 705.05 feet; thence N. $00^{\circ}06'43''$ W. 366.09 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 15th day
of May A.D., 19 96 at 3:15 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 14032.

FEE \$35.00

By Bernetha G. Letsch, County Clerk