

KLAMATH COUNTY TITLE COMPANY

Vol. 1796 Page 33582

K-49813-S STATUTORY WARRANTY DEED (Individual or Corporation)

SPECTRUM PROPERTIES, INC.

conveys and warrants to THEODORE G. NELSON . Grantor,the following described real property in the County of KLAMATH and State of Oregon. . Grantee,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

96 OCT 23 P3:16

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 \$ 35,000.00 (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 18 day of October 19 96 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

SPECTRUM PROPERTIES, INC.

By:

DALE WATKINS

STATE OF OREGON, County of _____)ss.

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

Notary Public for Oregon
My commission expires:

After recording return to:
Theodore G. Nelson
36661 Loveness Rd.
Malin OR 97632

NAME, ADDRESS, ZIP

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

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Multnomah)ss.

The foregoing instrument was acknowledged before me
this 18th day of October 19 96 .
by DALE WATKINS V.P. and

of SPECTRUM PROPERTIES, INC.
a corporation, on behalf of the corporation.

Margaret A. Mitchell
Notary Public for Oregon
My commission expires: 1-30-98

THIS SPACE RESERVED FOR RECORDER'S USE

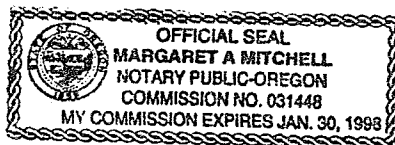


EXHIBIT "A"

The following described real property situate in Klamath County, Oregon.

SE1NW1 and Government Lot 4, Section 19, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPT a parcel of land in Government Lot 4, more particularly described as follows:

Beginning at a point South 89°25'47" East 1766.62 feet from a railroad spike marking the southwest corner of Section 19 (as shown on Klamath County recorded survey number 1827), said point being on the southerly line of Section 19 and on the easterly edge of a 30 foot wide irrigation canal; running thence along the easterly edge of the canal, North 20°47'57" East 106.13 feet; thence North 33°16'35" East 288.33 feet; thence leaving the canal edge, South 89°25'47" East 148.69 feet; thence South 00°34'13" West 342.20 feet to the South line of Section 19; thence North 89°25'47" West 341.18 feet to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day
of October A.D., 19 96 at 3:16 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 33582.

FEE \$35.00

Bernetha G. Letsch
By Kathleen Ross County Clerk