

ATL # 01041393

WARRANTY DEED

HELEN MEYER, Grantor, conveys and warrants to JIM AND EILEEN JOHNSON, husband and wife, Grantees as tenants by the entirety, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof, free of encumbrances except as specifically set forth herein.

James C. [Signature]

The true consideration for this conveyance is \$152,800.00.

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.

DATED this 16 day of June, 1993.

Helen Meyer
HELEN MEYER

"Grantor"

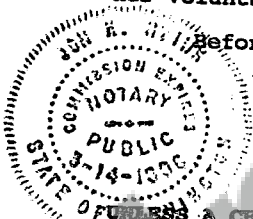
STATE OF WASHINGTON

County of Yakima

) ss.

On this 16 day of June, 1993 personally appeared the above-named HELEN MEYER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



[Signature]
Notary Public for Washington
My commission expires: 3/14/96

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Jim and Eileen Johnson
1865 Sunset Beach
Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

Gary C. Peterson
Foster, Purdy, Allan,
Peterson & Dahlin
Post Office Box 1667
Medford, OR 97501

EXHIBIT "A"

PARCEL 1:

A parcel of land situated in the S 1/2 of Lot 6, Section 12, Township 18 South, Range 3 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the iron pipe marking the Southeast corner of the N 1/2 of Lot 6 as referred to in Volume M-69 at Page 9509, Microfilm Records; thence North 39 degrees 12' 21" West 914.77 feet along the South boundary of the N 1/2 of said Lot 6 to a 5/8 inch iron rod (this same boundary line recited in above Volume M-69 at Page 9509, and on map of Survey No. 471 as bearing North 39 degrees 54 1/2' West); thence South 17 degrees 24' 31" East 350.98 feet to a 5/8 inch iron rod; thence continuing South 17 degrees 24' 31" East 350.98 feet to a 5/8 inch iron rod on the South boundary of said Lot 6; thence North 39 degrees 40' 52" West along the South boundary of said Lot 6 a distance of 914.04 feet to a 5/8 inch iron rod at the high water line of Upper Klamath Lake; thence North 24 degrees 06' 06" West along the high water line of Upper Klamath Lake a distance of 336.33 feet to a 5/8 inch iron rod, which is the true beginning point of this description; thence South 39 degrees 36' 20" East 435.6 feet; thence South 24 degrees 06' 06" East 109.54 feet; thence North 39 degrees 36' 20" West 435.6 feet; thence North 24 degrees 06' 06" West 109.54 feet to the true beginning point.

Together with a perpetual exclusive easement for a septic drain field as set forth in Document No. 1793 17177 in the Official Records of Klamath County, Oregon.

Subject to:

1. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of Upper Klamath Lake and public rights of fishing and recreation in and to the shoreline of said river.
2. All matters arising from any shifting in the course of Klamath Lake, including but not limited to accretion, reliction and avulsion.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
4. Easement, including the terms and provisions thereof:
 For: Raising and lowering Upper Klamath Lake
 Granted to: California Oregon Power Company
 Recorded: July 31, 1934
 Book: 103
 Page: 328

EXHIBIT 17
PAGE 1

5. Easement, including the terms and provisions thereof:
 For: Transmission and distribution of electricity
 over S 1/2 of Lot 6
 Granted to: California Oregon Power Company
 Recorded: August 1, 1961
 Book: 331
 Page: 346

6. Easement, including the terms and provisions thereof:
 For: Mutual easements over respective properties
 Granted to: Adjoining property owners
 Recorded: November 2, 1976
 Book: M-76
 Page: 17379

7. Easement, including the terms and provisions thereof:
 For: Ingress and egress
 Recorded: November 2, 1976
 Book: M-76
 Page: 17377
 Fee No.: 21060

8. Easement Agreement, including the terms and provisions thereof:
 Between: Earl A. Schortgen and Muriel V. Schortgen, husband and wife
 And: Wayne N. Carothers and Ludie M. Carothers, husband and wife
 And: Frederick D. Ehlers
 Recorded: November 2, 1976
 Book: M-76
 Page: 17379
 Fee No.: 21061

EXHIBIT A
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
 of October A.D., 1996 at 3:39 o'clock P.M., and duly recorded in Vol. M96,
 of Deeds on Page 34104.

FEE \$40.00

Bernetha G. Letsch
 By Kurtson County Clerk