

WILLIAM RUSSELL SPEAR,

Grantor(s) hereby grant, bargain, sell and convey to:

LYNN G. WESTWOOD,

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 18, 1994

Recorded: August 19, 1994

Volume: M94, page 25739

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

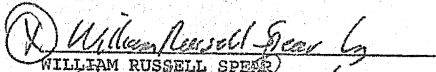
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

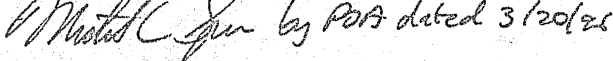
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 77,797.74.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , PO Box 924 Klamath Falls OR 97601

Dated this 31st day of March, 1997.


 WILLIAM RUSSELL SPEAR


 by POA dated 3/20/96

STATE OF Oregon

SS. March 31 19 97

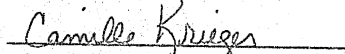
COUNTY OF Klamath

Personally appeared the above named Michael L. Spencer

for William Russell Spear by POA

and acknowledged the foregoing instrument to be his voluntary act.

Before me:



Notary Public for Oregon

My commission expires 9-22-2000



(seal)

ESCROW NO. MT41052-KA

Return to:

LYNN G. WESTWOOD

PO Box 924

Klamath Falls OR 97601

APR -2 P3:57

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A portion of the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon; running thence South 89 degrees 59' 26" East 383.66 feet, more or less, to the high water line of the Sprague River; thence North 62 degrees 33' 44" West 367.94 feet to a point on the Easterly edge of an access road; thence along the Easterly edge of said road to the point of beginning, the straight line course of which bears South 18 degrees 37' 20" West 178.84 feet.

Together with an appurtenant easement 40 feet in width for right of way purposes commencing at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon, thence running along the Easterly boundary of the aforesaid Parcel 1 to the Chiloquin Sprague River County Road, being an existing access road referred to and shown on that certain map of survey for Williams Enterprises filed in the office of the Klamath County Surveyor on May 5, 1983, and bearing Surveying Map Number 3842.

**PARCEL 2:**

A portion of the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S1/2 N1/2 S1/2 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the Northwest corner of the property conveyed by Deed recorded March 25, 1963 in Deed Volume 344 at page 192; thence East along the North line of said S1/2 N1/2 S1/2 NE1/4 SE1/4 to its intersection with the high waterline of Sprague River, thence North and East along the high water line of Sprague River to its intersection with the Southwesterly boundary of the Chiloquin-Sprague River County Road; thence North and West along the boundary line of said road to its intersection with the North line of the NE1/4 SE1/4 of said Section; thence West on said boundary line to the Northwest corner of the NE1/4 SE1/4; thence South along the West line of the NE1/4 SE1/4 of said Section to the point of beginning.

**EXCEPTING THEREFROM...**

Beginning at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon; running thence South 89 degrees 59' 26" East 383.66 feet, more or less, to the high water line of the Sprague River; thence North 62 degrees 33' 44" West 367.94 feet to a point on the Easterly edge of an access road; thence along the Easterly edge of said road to the point of beginning, the straight line course of which bears South 18 degrees 37' 20" West 178.84 feet.

**PARCEL 3:**

That part of the S1/2 of N1/2 of S1/2 of NE1/4 of SE1/4 that lays West of the access road as now located on the said property, TOGETHER WITH a 10 foot wide easement (for access to the Sprague River) along the South boundary of that part of the S1/2 of N1/2 of S1/2 of NE1/4 of SE1/4 that lays East said access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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EXHIBIT "A"  
LEGAL DESCRIPTION (continued)

PARCEL 4:

The Southerly 110 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion lying East of Sprague River.

PARCEL 5:

The Northerly 55 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4, EXCEPTING that part that lays East of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

That portion of the S1/2 N1/2 S1/2 NE1/4 SE1/4 that lays East of the access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day  
of April A.D., 19 97 at 3:57 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 9697

FEE \$40.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross