

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. BRENNAN and AVELINA B. BRENNAN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MISTY MOUNTAIN SUBDIVISION, an Oregon Partnership of Philip Doddridge, Edward C. Brennan and Avelina B. Brennan, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A attached.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those noted above and those apparent on the land, if any, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

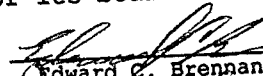
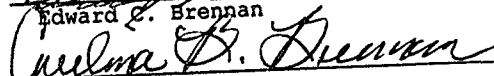
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00.

*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). *(The sentence between the symbols* if not applicable, should be deleted. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of December, 1997; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board if directors.

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


Edward C. Brennan

Avelina B. Brennan

'97 DEC 22 P1:41

APPROPRIATE CITY OR COUNTY PLANNING
TO VERIFY APPROVED USES.

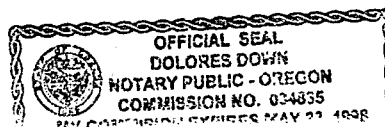
STATE OF OREGON)
) ss
County of Klamath)

Dated: December 19, 1997.

Personally appeared the above named Edward C. Brennan and Avelina B. Brennan, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Dolores Down
Notary Public for Oregon
My Commission Expires: 5-23-98



Grantor's Name and address:

Ed Brennan

P. O. Box

Keno, Oregon

STATE OF OREGON)
) ss
County of)

I certify that the within
instrument was received for record
on the ____ day of ____
19__, at ____ o'clock ____
M., and recorded in book/reel/
volume No. ____ on page ____
or as fee/file/instrument/
microfilm/reception No. ____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Grantee's Name and address:

Misty Mountain Subdivision

7575 Cannon

Klamath Falls, Or 97603

Name _____ Title _____

After recording return to:

Misty Mountain Subdivision
7575 Cannon Ave
Klamath Falls, Or 97603

By _____ Deputy _____

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

Misty Mountain Subdivision
7575 Cannon Ave
Klamath Falls, Or 97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 of said Section 36, said point being South 89 degrees 31' 06" East 532.42 feet from the Southwest corner of the said SE1/4 (by Deed Volume M75, page 5012, Deed Records of Klamath County, Oregon), said point also being the East line of the property described in Deed Volume M75, page 4581, Microfilm Records of Klamath County, Oregon; thence North 00 degrees 20' 04" West, parallel to and 70.00 feet Westerly of the East line of the W1/2 W1/2 SE1/4 of said Section 36, 1864.02 feet to a point 850.00 feet from the North line of the SE1/4 of said Section 36; thence South 89 degrees 50' 53" East, parallel to and 850.00 feet from the North line of the said SE1/4 to the East line of the W1/2 SE1/4 of said Section 36; thence Northerly along said East line 300.00 feet; thence along the following courses as shown on recorded survey no. 1168, as recorded in the Klamath County Surveyor's Office: South 48 degrees 48' 55" East 587.39 feet, South 18 degrees 15' 57" East 480.42 feet, North 89 degrees 35' 55" West 228.16 feet, North 00 degrees 00' 39" East 30.00 feet, North 89 degrees 35' 55" West 360.25 feet to the East line of the W1/2 SE1/4 of said Section 36; thence Southerly along the said East line to the South line of the SE1/4 of said Section 36; thence South 89 degrees 31' 06" East along said South line 356.31 feet to the Northwest corner of that tract of land described in M68-3307 of the Klamath County deed record; thence Southerly along the West line of said described tract of land 428 feet, more or less, to the Northerly right of way line of State Highway No. 66; thence South 57 degrees 40' West along said Northerly right of way line 704.21 feet; thence North 32 degrees 20' West 766.06 feet; thence North 00 degrees 20' 04" West 220.37 feet to the point of beginning, excepting that tract of land deeded to the State Highway Department as described in D.V. 104, page 557 of the Klamath County Deed Records, with the bearings being based on PONDOSA, a duly recorded plat.

The above described tract of land subject to a 30 foot access easement along the following described line:

Beginning at a point on the Northerly right of way line of State Highway No. 66, said point being South 89 degrees 31' 06" East 532.42 feet and South 00 degrees 20' 04" East 220.37 feet and South 32 degrees 20' East 766.06 feet from the Northwest corner of the NE1/4 of said Section 1; thence North 32 degrees 20' West 766.06 feet; thence North 00 degree 20' 04" West 2084.39 feet; thence South 89 degrees 50' 53" East 740.40 feet, more or less, to the East line of the W1/2 SE1/4 of said Section 36.

EXCEPTING THEREFROM a parcel of land situated in the Southeast quarter of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southwest corner of Lot 8; thence South 89 degrees 35' 55" East along the South line of Lot 8 a distance of 360.29 feet, more or less, to the East line of the hereinafter described roadway; thence South 0 degrees 00' 39" West along said East line a distance of 30.00 feet; thence South 89 degrees 35' 55" East a distance of 228.16 feet; thence North 18 degrees 15' 57" West a distance of 480.42 feet; thence North 48 degrees 48' 55" West a distance of 587.39 feet, more or less, to a point on the West line of Lot 8, said point being South 0 degrees 17' 52" East, 550.00 feet from the Northwest corner of Lot 8; thence South 0 degrees 17' 52" East along the West line of Lot 8 a distance of 808.90 feet, more or less, to the point of beginning, said roadway being described in that instrument recorded in Volume 101, page 596, Deed Records of Klamath County, Oregon.

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ALSO EXCEPTING THEREFROM a parcel of land situated in the NE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 SE1/4 which bears South 0 degrees 17' 20" East a distance of 850.01 feet from the Northwest corner of said NE1/4 SE1/4 said point also being the Southwesterly corner of parcel described in Deed Volume M77, page 22478, Microfilm Records of Klamath County, Oregon; thence continuing South 0 degrees 17' 20" East a distance of 245.0 feet to a point; thence South 89 degrees 35' 55" East a distance of 360.25 feet to the West line of parcel described in Deed Volume M82, page 11220, Microfilm Records of Klamath County, Oregon; thence North along said West line to its intersection with the Southerly line of said parcel described in Volume M77 on page 22478, Microfilm Records of Klamath County, Oregon; thence along said Southerly line North 68 degrees 18' 48" West a distance of 390.82 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM A tract of land situated in the NE1/4 of the SW1/4 of the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SE1/16 corner of said Section 36 as shown on recorded Survey No. 2556, as recorded in the office of the Klamath County Surveyor; thence South 00 degrees 09' 58" East along the East line of the SW1/4 of the SE1/4, 295.16 feet; thence North 89 degrees 55' 18" West; parallel with the North line of said SW1/4 of the SE1/4, 295.16 feet; thence North 00 degrees 09' 58" West, parallel with the said East line of said SW1/4 of the SE1/4, 295.16 feet to the North line of said SW1/4 of the SE1/4; thence South 89 degrees 55' 18" East 295.16 feet to the point of beginning, with bearings based on said recorded Survey No. 2556.

ALSO EXCEPTING THEREFROM that portion described in Deed Volume M94, page 9121, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM any portion of the above described tract lying with the bounds of Tract 1189, MISTY MOUNTAIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd _____ day
of December _____ A.D., 19 97 at 1:41 o'clock P M., and duly recorded in Vol. M97
of _____ Deeds _____ on Page 41466.

FEE \$45.00

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