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MTC 45484-MS

WARRANTY DEED Vol. m98 Page 39137

DONALD POTTER AND JEAN POTTER, TRUSTEES OF THE POTTER FAMILY TRUST UAD JULY 24, 1989,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 RICHARD O. KNIGHTON and SUSAN L. CHOY, husband and wife,
 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:
 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
 whomever, 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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2239 A BAYVIEW HEIGHTS DRIVE, LOS OSOS, CA 93402

Dated this 12th day of October, 1998.

POTTER FAMILY TRUST

BY: Donald Potter TRUSTEE
 DONALD POTTER

BY: Jean Potter TRUSTEE
 JEAN POTTER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on October 12, 1998

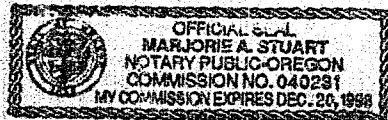
by Donald Potter and Jean Potter

as Trustees

of the Potter Family Trust UAD July 24, 1989

Notary Public of Oregon

My commission expires 12/20/98



ESCROW NO. MT45484-MS

Return to:
 RICHARD O. KNIGHTON
 2239 A BAYVIEW HEIGHTS DRIVE
 LOS OSOS, CA 93402

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the 91/2 SW1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner common to Sections 5, 6, 7 and 8; thence running North 00 degrees, 02' 01" West 736.17 feet to the center of the Sprague River; thence along the center of said river, South 70 degrees 11' 27" East of 659.09 feet; thence North 67 degrees 05' 40" East 214.51 feet; thence North 27 degrees 55' 53" East 575.47 feet; thence North 14 degrees 42' 23" East 212.98 feet to the 1/16 section line; thence along said 1/16 line, South 89 degrees 36' 58" East 343.76 feet to the center of the Sprague River; thence along the center of said river, South 10 degrees 21' 27" East 1342.36 feet to the South line of Section 5; thence along said section line North 89 degrees 36' 00" West 1726.02 feet to the point of beginning, all in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 26th day
of October A.D. 19 98 at 3:19 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 39137

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross