

WARRANTY DEED - STATUTORY FORM

DOUGLAS S. McCORNACK, Grantor, conveys and warrants to JANICE A. NAVARRE, Grantee, the following-described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon:

Described on Exhibit A attached hereto and incorporated by this reference.

The above-described property is free from encumbrances, except easements of record.

The true and actual consideration for this conveyance is consideration other than cash. This deed is given to satisfy the gift to Grantee under the Will of Helen M. McCormack of a cash gift equal to the value of this said property at the date of Helen M. McCormack's death.

Dated this 25 day of November, 1998.

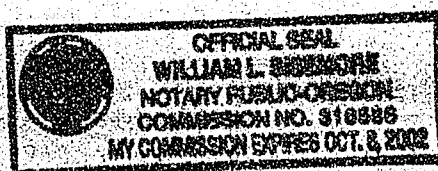
Douglas S. McCormack
DOUGLAS S. McCORNACK

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.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named DOUGLAS S. McCORNACK and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 25 day of November, 1998.



(SEAL)

William L. Sidmore
Notary Public for Oregon
My commission expires Oct 8, 2002

After recording, return to:
Helen Rivas
800 SW Fifth Ave., Suite 1900
Portland, Oregon 97204

Until a change is requested,
all tax statements shall be sent to:
JANICE A. NAVARRE
2110 East Bay Drive NE
Olympia, Washington 98508

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EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4 and NE1/4 SW1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right-of-way line of Lakeshore Drive (Secondary Highway #421) said point being the Northwesterly corner of that tract of land described in Deed Volume 338, page 169, Klamath County Deed Records, and said point being South a distance of 1,137.8 feet and East a distance of 148.02 feet, and North 22 degrees 32' 36" a distance of 203.67 feet from the center one-fourth corner of said Section 23; thence North 78 degrees 20' East along the Northerly line of that tract of ground described in said Deed Record a distance of 678.33 feet to an iron pin on the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to the intersection with the East-West center line of said Section 23; thence West along the said center line to the center one-fourth corner of Section 23; thence South 27 degrees 44' West to an intersection with the Easterly right-of-way line of Highway 421; thence Southerly and Easterly along said right of way line to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land situated in the NW1/4 SE1/4 and NE1/4 SW1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Highway #421) which is the Northwesterly corner of a tract of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon, and which said iron pin bears South a distance of 1137.8 feet and East a distance of 148.02 feet North 22 degrees 32' 36" West a distance of 203.67 feet from the center one-quarter corner of said Section 23; thence from said beginning point North 11 degrees 28' East a distance of 143.7 feet to a point which is 60 feet Easterly at right angles from the Easterly right of way line of Lakeshore Drive and 130 feet Northwesterly at right angles from the Northerly line of parcel of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon; thence North 78 degrees 20' East a distance of 580 feet, more or less, to a point on the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to its intersection with the East-West centerline of said Section 23; thence West along said East-West center line to the Center one-quarter corner of said Section 23; thence South 27 degrees 44' West to an intersection with the Northeasterly right of way line of Lakeshore Drive; thence Southeasterly along said right of way line to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74, pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet to the True Point of Beginning of this description; thence continuing North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 430.73 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly along said shoreline to a point that bears North 78 degrees 20' 00" East from the True Point of Beginning; thence South 78 degrees 20' 00" West to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing South 78 degrees 20' 00" West 449.66 feet to the True Point of Beginning, more or less, to the shoreline as shown by said Survey No. 1571 with bearings based on said Survey No. 1571.

(continued)

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74, pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 449.66 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly, along said shoreline of said Deed Volume; thence South 78 degrees 20' 00" West to a 5/8" iron pin with a Westvold and Associates plastic cap; thence continuing South 78 degrees 20' 00" West 511.67 feet to the point of beginning, more or less, to the shoreline as shown by said Survey No. 1571, with bearings based on said Survey No. 1571.

Together with the reservations contained in deed recorded in Vol. M71, page 2668, Microfilm Records, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 7th day
of December A.D., 19 98 at 3:11 o'clock P. M., and duly recorded in Vol. M98
of _____ Deeds on Page 44616

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosen