

JEANINE WATTS,

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

ANDREW R. MENDONCA,

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

ACCT# 3509-500-200

KEY# 251667

ACCT# 3509-6D0-1100

KEY# 252158

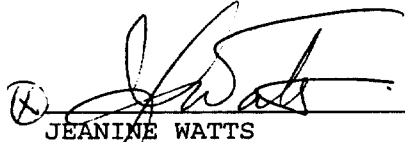
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 250,000.00.

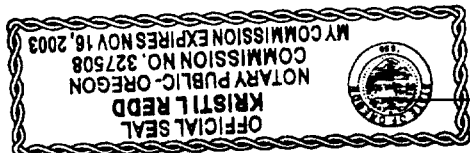
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11530 SPRAGUE RIVER ROAD, CHILOQUIN, OR 97624

Dated this 23rd day of May, 2000.


JEANINE WATTS

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 1, 2000 by
JEANINE WATTS.




(Notary Public)

My commission expires 11/16/2003

ESCROW NO. MT50944-KR

Return to:

ANDREW R. MENDONCA
11530 SPRAGUE RIVER ROAD
CHILOQUIN, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All that portion of the SW 1/4 of the SW 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a portion 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.

PARCEL 2

A parcel of land located in the S 1/2 of the SW 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel being that portion of an island in the Sprague River lying within the following described boundaries;

Beginning at a point on the North line of the S 1/2 of the SW 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which point a pipe with a 3 inch aluminum cap marking the South 1/16 corner common to Sections 5 and 6 bears North 89 degrees 36' 58" West 1141.68 feet; thence South 89 degrees 36' 58" East 343.76 feet along said North line of the South 1/2 of the SW 1/4; thence South 10 degrees 21' 27" East 130.00 feet; thence South 81 degrees 23' 30" West 422.66 feet; thence North 14 degrees 42' 23" East 200.00 feet to the point of beginning.

PARCEL 3

That portion of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, lying South of Sprague River Road and East of Sprague River, Klamath County, State of Oregon.

State of Oregon, County of Klamath
Recorded 05/23/00, at 11:28 a.m.
In Vol. M00 Page 18564
Linda Smith,
County Clerk Fee \$ 26⁰⁰

⑦ *am*