

'01 MAY 1 PM 3:26

MT53721-PS
WARRANTY DEED

Vol MQ1 Page 19878

L. FRANK GOODSON and LILLIE L. GOODSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KENNETH R. POWELL and JENNIFER K. POWELL, 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
KEY #582373 MAP #3909-02300-01000

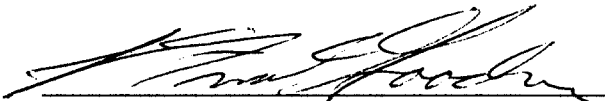
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 182,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 6646 HOMEDALE RD. KLAMATH FALLS, OR 97603

Dated this 30 day of April, 2001.


L. FRANK GOODSON


LILLIE L. GOODSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 30, 2001 by L.
FRANK GOODSON AND LILLIE L. GOODSON.


(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT53721-PS

Return to:
KENNETH R. POWELL
6646 HOMEDALE RD
KLAMATH FALLS, OR 97603

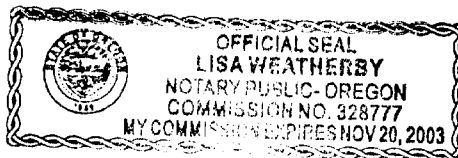


EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated in Klamath County, Oregon, contained in Property Line Adjustment No. 46-96:

All of the SW1/4 NE1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, excepting therefrom that portion containing 3.56 acres, more or less deeded to the Great Northern Railway Company described and recorded in Volume 95 on page 475, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcels:

Beginning at a point a distance of 370 feet South of the NE corner of the SW1/4 NE1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon along the East boundary of said SW1/4 NE1/4, thence South 848.71 feet more or less to the intersection of the Northern right of way of the Great Northern Railway, thence North 47 degrees 16' West along said right of way a distance of 1,266.82 feet more or less, thence East parallel to the North line of the SW1/4 NE1/4 a distance of 940.49 feet more or less to the point of beginning.

Beginning at the point of intersection of the East boundary of the NW1/4 SE1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon and the Southerly right of way boundary of the Great Northern Railway Co., thence South along said East boundary a distance of 66 feet, thence West parallel with the South boundary of said NW1/4 SE1/4 a distance of 1,320' more or less to the West boundary thereof; thence North along said West boundary 1,283.9 feet more or less to an iron pipe at the intersection of the Southern right of way of the Great Northern Railway Co. and the West boundary of said SW1/4 NE1/4, thence South 47 degrees 16' East along same a distance of 1,794.89 more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 05/01/01, at 3:26 p. m.
In Vol. M01 Page 19878
Linda Smith.
County Clerk Fee\$ 26⁰⁰