

KNOW ALL MEN BY THESE PRESENTS that JANA MCCLAIN, JEFF ERLANDSON, and GORDON O. ERLANDSON and ADELLE ERLANDSON as Trustees for LISA ERLANDSON and GORDON ERLANDSON, hereinafter referred to as "Grantors," for the consideration hereinafter stated to Grantors paid by TERRY A. KUHLMAN and SHERRILEE KUHLMAN, husband and wife, hereinafter referred to as "Grantees," do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their 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:

Lot 1, Block 3, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Right of way for pole and wire lines, including the terms and provisions thereof, given by the State Land Board to Pacific Telephone and Telegraph Company, dated July 20, 1942, recorded August 1, 1942, Deed Volume 149, page 40, records of Klamath County, Oregon.

(2) Reservations and restrictions contained in deed from state of Oregon to Rowe F. Kinney and Emma L. Kinney, his wife, dated January 1, 1948, recorded August 27, 1948, in Deed Vol. 224, page 259, records of Klamath County, Oregon, as follows: "Reserving to the state of Oregon all the coal, oil, gas and other minerals in said above described lands, together with the right to prospect for, mine and remove same."

(3) Reservations and restrictions contained in the dedication and shown on the plat of The Highlands. Said reservations contained in the dedication are as follows: "... said plat being subject to: Building set-backs, drainage easements and street plugs as shown on the annexed plat; and additional restrictions as provided in recorded protective covenants."

(4) Declaration of conditions and restrictions, including the terms and provisions thereof, dated June 6, 1973, recorded July 3, 1973, in Vol. M73, page 8466, Microfilm records of Klamath County, Oregon.

To have and to hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed above, and that Grantors will warrant and forever defend the above 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,750.

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IN WITNESS WHEREOF, the Grantors have executed this deed
this 1st day of July, 1977.

JANA McCLAIN and
JEFF ERLANDSON

LISA ERLANDSON and
GORDON ERLANDSON

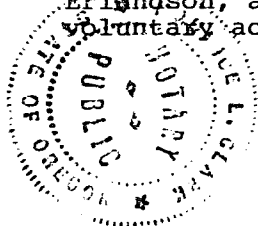
By Gordon O. Erlandson
Gordon O. Erlandson, their
Attorney in Fact

By Gordon O. Erlandson
Gordon O. Erlandson, Trustee

By Adelle Erlandson
Adelle Erlandson, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Gordon O. Erlandson
who acknowledged to me that he is the Attorney in Fact for Jana
McClain and Jeff Erlandson and Co-Trustee for Lisa Erlandson
and Gordon Erlandson, and Adelle Erlandson who acknowledged to
me that she is the Co-Trustee for Lisa Erlandson and Gordon
Erlandson, and acknowledged the foregoing instrument their
voluntary act and deed this 1st day of July, 1977.



Manning L. Clark
Notary Public for Oregon
My Commission expires: JUNE 4, 1978

After recording, return to: Mr. and Mrs. Terry A. Kuhlman
4322½ Winter Avenue
Klamath Falls, OR 97601

Until a change is requested,
all tax statements shall
be sent to: Mr. and Mrs. Terry A. Kuhlman
4322½ Winter Avenue
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co
this 13th day of April A. D. 19 78 at 3:06 o'clock P. M., and
duly recorded in Vol. M78, of Deeds on Page 7143

Wm D. MILNE, County Clerk
By Richard D. Kibich

Fee \$6.00