

THIS INDENTURE, made and entered into this 25th day of April, 1985, by and between MELVIN W. HUNTER and SHIRLEY M. HUNTER, (hereinafter called SELLER), and TIMOTHY R. AIKEN and ROBIN L. AIKEN, (hereinafter called BUYER);

WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated April 25, 1985, wherein SELLER has agreed to sell and BUYERS have agreed to buy, all of the following described real property situated in Klamath County, State of Oregon:

Lots 76 and 77 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessments, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in instrument recorded August 24, 1940 in Volume 131, page 381, Deed Records of Klamath County, Oregon, wherein Charles W. Miller, et ux is grantor and Leland O. Hunter, et ux are grantees, to wit: "subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner, shall be painted outside, and shall be set back at least 30 feet from property line on street. Second party agrees to make connection with the city water system as soon as the same is available."
5. The life estate created by instrument, including the terms and provisions thereof,
Dated: October 2, 1973
Recorded: October 3, 1973
Volume: M73, page 13393, Microfilm Records of Klamath County, Oregon
In favor of: Leland O. Hunter

WHEREAS, said contract has provided for the sale of certain real property therein described; and,
WHEREAS, said contract provides, among other things, that upon payment of the sum of THIRTY FOUR THOUSAND and NO/100 DOLLARS allocated to the real property, SELLER will convey to BUYER the above described real property by Warranty Deed;

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

NOW, THEREFORE; the parties agree that the within Memorandum is executed for the purpose of memorializing of record the execution of the contract aforesaid.

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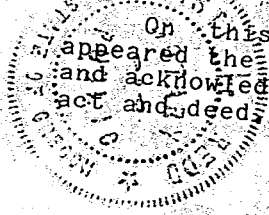
IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

Melvin W. Hunter
MELVIN W. HUNTER

Shirley M. Hunter
SHIRLEY M. HUNTER

STATE OF OREGON)
County of Klamath) ss.

On this 26th day of April, 1985, personally appeared the above named Melvin W. Hunter and Shirley M. Hunter and acknowledged the foregoing instrument to be their voluntary act and deed.

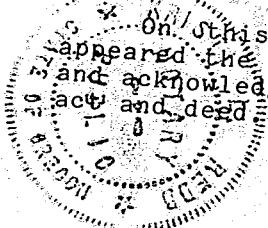


Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/87
Robin L. Aiken
ROBIN L. AIKEN

Timothy R. Aiken
TIMOTHY R. AIKEN

STATE OF OREGON)
County of Klamath) ss.

On this 25th day of April, 1985, personally appeared the above named Timothy R. Aiken and Robin L. Aiken and acknowledged the foregoing instrument to be their voluntary act and deed.



Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/87

SELLER's name and address:

Melvin W. Hunter
Shirley M. Hunter
2605 Vermont
Klamath Falls, OR 97603

BUYER's name and address:

Timothy R. Aiken
Robin L. Aiken
4763 Climax
Klamath Falls, OR 97603

After recording return to:

Mountain Title Company

407 Main Street
Klamath Falls, OR 97601

Mail tax statements to:

Timothy R. Aiken
Robin L. Aiken
4763 Climax
Klamath Falls, OR 97603

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 26th day of April, 1985, at 11:04 o'clock A.M., and recorded in book/reel/volume No. M85 on page 6080 or as document/fee/file/ instrument/microfilm No. 48163 Record of Deeds of said county.

Name Evelyn Biehn, County Clerk
Title Deputy