

KNOW ALL MEN BY THESE PRESENTS, That

BARBARA C. LUND, who acquired title as

BARBARA C. STEVENSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY D. AIRHART and JANINE M. AIRHART, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, Block 2, TRACT 1120,

SECOND

ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that said grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

and that said 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.000.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be applied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of November, 1985, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Barbara C. Lund
Barbara C. Lund, who acquired title as
Barbara C. Stevenson

STATE OF OREGON

County of Klamath

11/1, 1985

STATE OF OREGON, County of

19

Personally appeared

who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

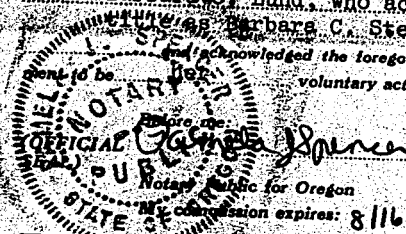
Notary Public for Oregon

My commission expires:

Personally appeared the above named

Barbara C. Lund, who acquired title as Barbara C. Stevenson

and acknowledged the foregoing instrument to be her voluntary act and deed.



Barbara C. Lund

Rt. 1, Box 635-A

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Gary D. Airhart & Janine M. Airhart

2123 Kimberly Dr.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

17815

Vol 17815 Page 1

CLERK OF COUNTY

17815

SUBJECT TO:

1. Taxes for the fiscal year 1985-86, due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. Utility easements as shown on dedicated plat.

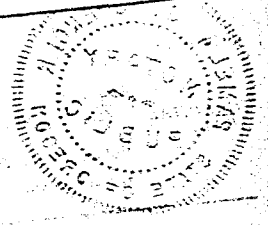
5. Subject to reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:
"Subject to: (1) Easements for future public utilities, drainage and television cable as shown on annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage and television cable; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage district; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M77, page 2856, Microfilm Records of Klamath County, Oregon.

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 1st day of November 1985 at 2:42 o'clock P. M., and duly recorded in Vol. M85 on Page 17815
Filed for record at request of _____
of November of _____
Deeds
By Evelyn Biehn, County Clerk
[Signature]

FEE \$9.00



STATE OF OREGON
County of _____
I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock _____ M., and recorded in Book _____ of said County.
Recorded in _____ of said County.
Witness my hand and seal of said County this _____ day of _____ 1985.
County Clerk
[Signature]