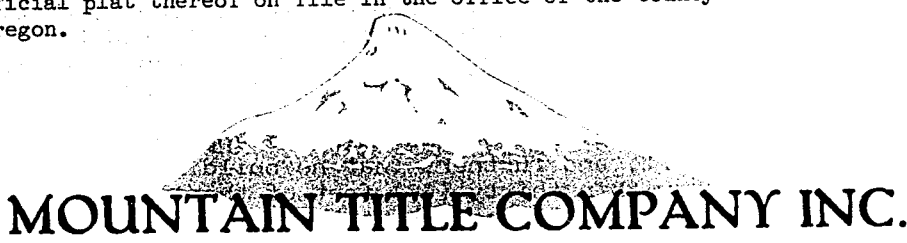


KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. McGOVERN AND KAREN G. McGOVERN, HUSBAND AND WIFE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY T. WILLIAMS AND KAREN G. WILLIAMS, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, 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 4 in Block 35 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



(CONTINUED ON REVERSE SIDE)

(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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land as of the date of this deed and those shown on the reverse side of this instrument, and that 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 \$ 88,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 21 day of February, 1986; 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)
STATE OF OREGON, } ss.
County of Klamath
February 21, 1986.
Personally appeared the above named William L. McGovern & Karen J. McGovern and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: Barbara J. Tucker
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-88

William L. McGovern
William L. McGovern
Karen J. McGovern
Karen J. McGovern
STATE OF OREGON, County of _____) ss.
_____, 19____.
Personally appeared _____ and _____ 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: _____

McGovern
GRANTOR'S NAME AND ADDRESS
Williams
1020 Pacific Terrace
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
540 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Williams
610 Klamath First Fed.
540 Main St, KF
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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.
By _____ Recording Officer
Deputy

1. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in instrument wherein The Klamath Development Co. is grantor and James Nicholson is grantee, dated July 7, 1913 and recorded September 12, 1913 in Volume 39 at page 593, Deed Records of Klamath County, Oregon, to wit:

"Subject, however, to the following covenants, conditions and reservations, to wit: (1) Subject to all the reservations set forth in the dedication of the aforesaid Addition, and to the reservation of the streets, alleys and boulevard therein; (2) Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Three thousand Dollars, unless plans for the same are approved by party of the first part, and further, that no building shall be erected on property within thirty (30) feet of the line of Pacific Terrace, and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point within thirty feet of Pacific Terrace, and that no building except for dwelling purposes and the necessary and usual outbuildings incident thereto, shall be erected or used on said premises, for a period of fifteen (15) years from date of this contract; (3) Said grantee agrees to pay any and all assessments or liens heretofore or hereafter levied or assessed against said real property for any principal improvements."

2. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of February A.D., 19 86 at 8:34 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 3094.

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

Sam Smith