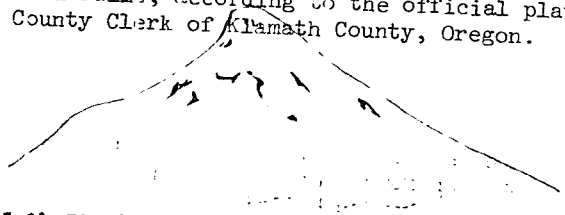


KNOW ALL MEN BY THESE PRESENTS, That RICHARD M. MOORE and CAROL L. MOORE, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK J. MACFARLANE and MARGO L. MACFARLANE, husband and wife, hereinafter called the grantee, does hereby grant, 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 16 and the Southwesterly one-half of Lot 17 in Block 36, 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.



MOUNTAIN TITLE COMPANY

"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."

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 as shown on the reverse of this deed and those of record and apparent upon the land, and that if any, as of the date of this deed, 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 \$ 62,500.00. 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 93.030.)

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 day of April 5, 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)

Richard M. Moore

Carol L. Moore

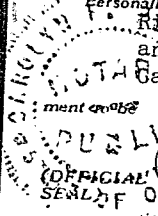
Carol L. Moore, by Richard M. Moore, as Attorney in fact for Carol L. Moore

STATE OF OREGON, County of Klamath, April 5, 1986

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

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.

Personally appeared the above named Richard M. Moore, individually and as Attorney in fact for Carol L. Moore and acknowledged the foregoing instrument as his voluntary act and deed.



Notary Public for Oregon

My commission expires: 6-24-89

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Richard M. Moore & Carol L. Moore
710 11TH
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

MARK J. MACFARLANE & MARGO L. MACFARLANE
911 Eldorado
Klamath Falls, Oregon 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.

By

Recording Officer
Deputy

SUBJECT TO:

1. Reservations, restrictions and easements as contained in instrument recorded October 1, 1920 in Volume 54, page 251, Deed Records of Klamath County, Oregon, wherein the Klamath Development Co. is grantor and A. W. Wisner is grantee, 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 boulevards therein; (2) Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Twenty Five Hundred Dollars, unless plans for the same are approved by party of the first part, and further, that no dwelling shall be erected on said property within thirty (30) feet of the line of Eldorado Street, and that no fence or well shall ever be erected on said property at a greater height than four feet at any point within thirty feet of Eldorado Street; 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 municipal improvements. And said grantor does hereby for itself, its successors and assigns, covenant with the said grantee his heirs and assigns, that it is lawfully seized in fee of the hereby granted premises and that said premises are free from all incumbrances; that it has good right to sell and convey the same aforesaid; and that said grantor will, and its successors and assigns shall warrant and defend the same and the title thereof to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons."

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 8th day
of April A.D., 19 86 at 3:13 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 5811.

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk

Edna Smith