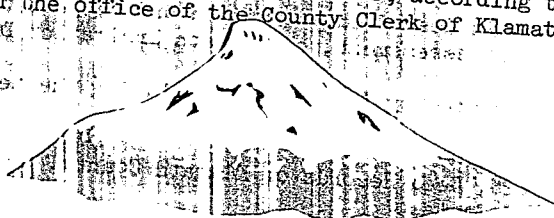


KNOW ALL MEN BY THESE PRESENTS, That DEAN H. CHERRY & ROSE M. CHERRY

as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN A. BRUCE & JULI M. BRUCE, 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 53 of FIRST ADDITION TO SUMMERS LANE HOMES, 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, if any, as of the date of this deed, 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 \$ 43,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15th day of April, 19 86 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)

Dean H. Cherry

Rose M. Cherry

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

19

ss.

Personally appeared

and

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

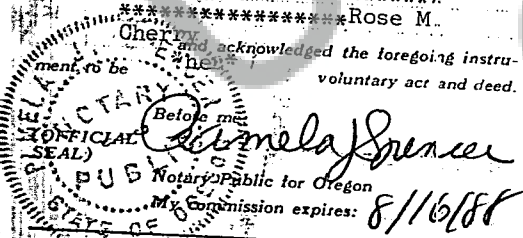
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named
*****Rose M. Cherry

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



Dean H. & Rose M. Cherry

GRANTOR'S NAME AND ADDRESS

Steven A. & Juli M. Bruce
4749 Onyx Place
Klamath Falls, OR 97603

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

ss.

I certify that the within instrument was received for record on the day of

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:

6465

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. A right of way created by instrument, including the terms and provisions thereof,
Recorded: March 16, 1909
Volume: 25, page 628, Deed Records of Klamath County, Oregon
In favor of: United States
For: Irrigation purposes
Affects: Blanket easement
4. Acceptance of Terms and Conditions of Reclamation Extension Act, including the terms and provisions thereof, by J. M. Ezell, dated November 7, 1914 in Volume 43, page 15, Deed Records of Klamath County, Oregon.
5. Building setback line 20 feet from street as shown on dedicated plat.
6. Easement for sanitary sewers and public utilities along rear eight feet of lot, as shown on dedicated plat.
7. Restrictions as contained in plat dedication, to wit:
"convey unto all subsequent owners perpetual right to use of all irrigation and drainage ditches as shown on the plat and does hereby grant 8 foot easement along the back of all lots for sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of said utilities, with no structures being permitted thereon and any planting being placed thereon at the risk of the owner. Use of the land is for residential purposes only; and is limited to one residence per lot, with architectural standards being no less than the minimum requirements of the Federal Housing Authority Specifications. Minimum foundation areas, not including garage or storage space shall be 1000 square feet for one-story residences and 800 square feet for one and one-half or two story residences. This plat is subject to a 20 foot building setback line as shown and no access will be permitted to Hope Street from Lots 43-46 as shown."
8. 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 December 12, 1958 in Volume 307, page 441, Deed Records of Klamath County, Oregon.
9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: December 27, 1972
Recorded: January 24, 1973
Volume: M73, page 46, Microfilm Records of Klamath County, Oregon
Amount: \$19,000.00
Grantor: Dean H. Cherry and Rose M. Cherry, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association

THE GRANTEEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID TRUST DEED AND TO PAY SAID TRUST DEED IN FULL.

STATE OF OREGON)
County of Klamath)

BE IT REMEMBERED, That on this 15th day of April, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dean H. Cherry, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the date and year last above written.

(seal)

Cindy E. Dentinger
Notary Public for Oregon
My Commission expires: 5/22/87

My Commission Expires 5/22/87
CINDY E. DENTINGER
NOTARY PUBLIC-OREGON

6466

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of April A.D., 19 86 at 9:14 o'clock A M., and duly recorded in Vol. 16th day
of Deeds on Page 6464 M86.

FEE \$18.00

Evelyn Biehn,
By _____

County Clerk
Pat Smith