

KNOW ALL MEN BY THESE PRESENTS, That BOBBY R. WILLIAMS and FRANCIS L. WILLIAMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER LEE BROWN and VALERIE J. BROWN, 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:

Lots 6, 7, 8, and the Westerly 13.03 feet of Lot 5, Block 36, MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

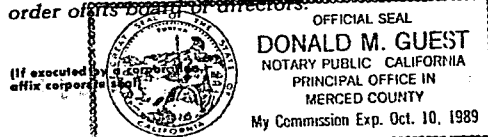
"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to 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 stated on the reverse side of this deed and those apparent upon the land, 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 \$ 78,876.07. (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 11th day of April, 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.



STATE OF CALIFORNIA ss.

County of Merced, 19 86

Personally appeared the above named WILLIAM D. JOHNSON as attorney-in-fact for Bobby R. Williams and Francis L. Williams and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donald M. Guest
Notary Public for California
My commission expires: 10-10-89

William D. Johnson as attorney-in-fact for BOBBY R. WILLIAMS

William D. Johnson as attorney-in-fact for STATE OF OREGON, County of FRANCIS L. WILLIAMS ss.

Personally appeared _____, 19____, 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: _____

Bobby R. Williams & Francis L. Williams
c/o William D. Johnson, 637 W. 19th
Merced, CA 95340
GRANTOR'S NAME AND ADDRESS

Roger Lee Brown and Valerie J. Brown
1928 Benson
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,

SPACE RESERVED
FOR
RECORDER'S USE

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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: February 2, 1977

Recorded: February 2, 1977

Volume: M77, page 1867, Microfilm Records of Klamath County, Oregon

Amount: \$35,000.00

Mortgagor: Donald P. Theriault and Eunice I. Theriault

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees named on the reverse side of this Deed hereby agree to assume and pay in full the above described Mortgage.

2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: February 29, 1930

Recorded: March 6, 1980

Volume: M80, page 4268, Microfilm Records of Klamath County, Oregon

Amount: \$45,359.51

Mortgagor: Bobby R. Williams and Francis I. Williams, husband and wife

Mortgagee: Eunice I. Theriault and Donald P. Theriault

The Grantees named on the reverse side of this Deed hereby agree to assume and pay in full the above described Mortgage.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
of April A.D., 19 36 at 1:38 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 6870

FEE \$14.00

Evelyn Biehn,
By _____ County Clerk