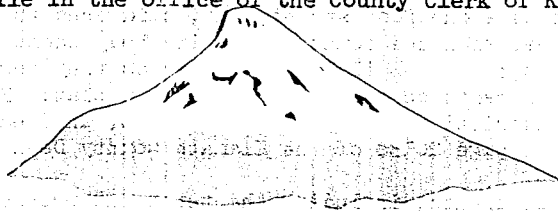


KNOW ALL MEN BY THESE PRESENTS, That DALE O. WOODS and KAREN A. WOODS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN M. GROBMAN and MARSHA L. GROBMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, 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 13, Block 1, TRACT 1182, GREEN KNOLL ESTATES, 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 \$ 20,000.00

~~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 _____ day of _____, 19 ____; 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)

Dale O. Woods
Dale O. Woods

Karen A. Woods
Karen A. Woods

STATE OF OREGON, }
County of Klamath } ss.
5/12, 1986

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:

Personally appeared the above named
Dale O. Woods & Karen A. Woods

and acknowledged the foregoing instrument as their voluntary act and deed.

Amelia Spencer
Notary Public for Oregon
My commission expires: 8/16/88

Dale O. & Karen A. Woods

GRANTOR'S NAME AND ADDRESS

Alan M. & Marsha L. Grobman
905 Main, Suite 405
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, } 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/roll 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 plat dedication, to wit:

"Dedicate, donate and convey to Klamath County the area shown on the annexed plat as a one foot street plug, said area to be designated as a public street when the county governing body deems it necessary, said plat subject to: (1) Building set backs as they pertain to the designated zone; (2) Easements as shown on the annexed plat; (3) Natural drainage ways; (4) Restrictive covenants as set forth in Deed Volume M76, page 25714 and M84, page 20138 of the Klamath County Deed Records."

2. Restrictive covenants, including the terms and provisions thereof, Dated: November 14, 1978

Recorded: November 15, 1978

Volume: M78, page 25714, Microfilm Records of Klamath County, Oregon

And recorded: November 29, 1984

Volume: M84, page 20138, Microfilm Records of Klamath County, Oregon

3. Regulations, including levies, liens, assessments, rights of way, and easements of Green Knoll Estates Road District.

4. Terms and provisions of By-Laws of Green Knoll Estates Road Maintenance Agreement recorded April 12, 1985 in Volume M85, page 5341, Microfilm Records of Klamath County, Oregon.

5. Subject to a 16 foot drainage easement along North lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of May A.D., 19 86 at 2:51 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 8206

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]