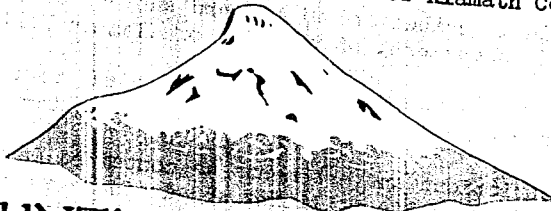


KNOW ALL MEN BY THESE PRESENTS, That **DALE O. WOODS** and **KAREN A. WOODS**, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **RONALD E. LOVENESS** and **MARY LOU LOVENESS**, husband and wife 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 2 in Block 3, TRACT NO. 1103, EAST HILLS 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. 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 \$ 90,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If executed by a corporation, affix corporate seal)

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 13th day of August, 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~~, California) ss.
County of ~~Klamath~~ Placer)
August 13, 1986

Personally appeared the above named
DALE O. WOODS & KAREN A. WOODS

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

(OFFICIAL SEAL)

Laura Marl
Laura Marl
Notary Public for Oregon
My commission expires: 10-23-89

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

DALE O. & KAREN A. WOODS

GRANTOR'S NAME AND ADDRESS
RONALD E. & MARY LOU LOVENESS

GRANTEE'S NAME AND ADDRESS

GRANTEE- KFFSL
540 MAIN
KFO

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE- KFFSL
540 MAIN
KFO

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

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:

14496

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the City of Klamath Falls water district.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations, restrictions and easements as contained in plat dedication, to wit: "Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of records and additional restrictions as provided in any recorded protective covenants."
5. Subject to a 16 foot utility easement along rear lot line and the Northeasterly lot line as shown on dedicated plat.
6. 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 January 30, 1976 in Volume M76, page 1419, Microfilm Records of Klamath County, Oregon, and amendment thereto recorded March 10, 1976 in Volume M76, page 3417, Microfilm Records of Klamath County, Oregon.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment of Basin View Drainage District.
8. 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:

on this 15th day of August A.D., 19 86
at 1:07 o'clock P M. and duly recorded
in Vol. M36 of Deeds Page 14495

Evelyn Biehn, County Clerk

By

[Signature]

Deputy.

Fee, \$14.00