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Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1481

Page

14978

REXFORD L. GARNER, JR. and LENA MAY GARNER, husband and wife

convey(s) to ROBERT S. MASON and DOROTHY MASON, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Tract 130, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

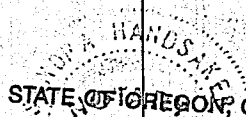
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 66,000.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 12 day of August, 19 87.

19 87.



STATE OF OREGON, County of Klamath)ss.

On this 19 day of August, 19 87.

Personally appeared the above named Rexford L. Garner, Jr. and Lena May Garner, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 7-23-89

Rexford L. Garner, Jr.
Lena May Garner

GRANTOR'S NAME AND ADDRESS

Robert S. Mason
Dorothy Mason

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert S. Mason & Dorothy Mason

5126 Cottage

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as document/fse/file/Instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

14979

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as Per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Conditions, restrictions as shown on the recorded plat of Pleasant Home Tracts No. 2.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 Recorded : July 13, 1949
 Book : 232
 Page : 396
5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Mortgageor : Rexford L. Garner, Jr. and Lena May Garner, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
 Dated : September 24, 1979
 Recorded : September 25, 1979
 Book : M-79 Page: 22679 Amount: \$41,500.00
6. Taxes for the year 1987-1988 are now a lien, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 19th day
 of August A.D. 19 87 at 3:35 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 14978

FEE \$14.00

Evelyn Biehn,
 By [Signature] County Clerk