

AFTER RECORDING RETURN TO:

WILLARD M. BROWN  
ELEANOR ZIMMERMAN  
1537 WIARD STREET  
KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

PEARL M. WISSENBACK AND ALFRED S. PEARSON, AND OSCAR WILBURN  
PEARSON NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF  
SURVIVORSHIP hereinafter called grantor, convey(s) to WILLARD M.  
BROWN AND ELEANOR ZIMMERMAN, AS TO AN UNDIVIDED 1/2 INTEREST  
AND FRANK GONSALVES AS TO AN UNDIVIDED 1/2 INTEREST NOT AS  
TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP, OR all that real  
property situated in the County of KLAMATH, State of Oregon, described  
as: *\*See Page 2 hereof*

TRACT No. 138 of PLEASANT HOME TRACTS #2, in the County of  
Klamath, State of Oregon.

IT IS THE PURPOSE OF THIS DEED TO TRANSFER TITLE TO THE BUYERS  
HEREIN AND THE INTENT TO RELEASE THE LIFE ESTATE OF PEARL M.  
WISSENBACK.

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except

1. CONDITIONS, RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF  
PLEASANT HOME TRACTS NO. 2.

2. CONDITIONS AND RESTRICTIONS IN DEED:

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AS FOLLOWS:

: NO DWELLING HOUSE SHALL BE PLACED UPON SAID LAND  
TO COST LESS THAN \$1,000.00; THAT SUCH DWELLING  
SHALL BE FINISHED IN A WORKMANLIKE MANNER; SHALL  
BE PAINTED OUTSIDE, AND SHALL BE SET BACK AT LEAS  
30 FEET FROM PROPERTY LINE ON STREET.

3. EASEMENT AS DISCLOSED BY INSTRUMENT:

FOR : DITCHES AND/OR PIPE LINES TO CONVEY WATER FOR  
IRRIGATION AND DOMESTIC USE

GRANTED TO: ADJOINING PROPERTY OWNERS

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4. REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION  
RIGHTS AND EASEMENTS FOR DITCHES AND CANALS, OF ENTERPRISE  
IRRIGATION DISTRICT.

5. REGUALTIONS, 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 A  
AS PER ORDINANCE NO. 30 RECORDED MAY 30, 1986 IN BOOK M-86 AT PAGE 9  
AND AS PER ORDINANCE NO. 31, RECORDED JANUARY 6, 2988 IN BOOK M-88  
PAGE 207.\*

and will warrant and defend the same against all persons who may  
Continued on next page

lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$14,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 16TH day of MAY 1988.

Pearl M. Wissenback  
by Alfred S. Pearson atty in fact Alfred S. Pearson  
PEARL M. WISSENBACK, BY HER ATTORNEY ALFRED S. PEARSON  
IN FACT, ALFRED S. PEARSON

Oscar Wilburn Pearson  
OSCAR WILBURN PEARSON

STATE OF OREGON, County of KLAMATH)ss.

May 16, 1988.

Personally appeared the above named ALFRED S. PEARSON  
and acknowledged the foregoing instrument to be HIS voluntary  
act and deed.

Before Me, Sandra Handscher  
Notary Public for OREGON  
My Commission Expires: 07/23/89

STATE OF OREGON, COUNTY OF Multnomah )ss.

May 23, 1988.

Personally appeared the above named OSCAR WILBURN PEARSON, and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before Me, Marcelle E. Orr  
Notary Public for: State of Oregon  
My Commission Expires: 9/29/90

STATE OF OREGON, County of Klamath)ss.

On this 16 day of May, 1988, personally appeared ALFRED S.  
PEARSON, who being duly sworn did say that he is the attorney in  
fact for PEARL M. WISSENBACK, and he executed the foregoing  
instrument by authority of and in behalf of said principal; and  
he acknowledged said instrument to be the act and deed of said  
principal.

Before Me, Sandra Handscher  
Notary Public for OREGON  
MY COMMISSION EXPIRES: 7-23-89

\*\*The interest of Willard M. Brown and Eleanor Zimmerman shall be construed as not as  
Tenants in Common, but with full rights of survivorship as to Frank Gonsalves interest  
only, if Willard M. Brown and Eleanor Zimmerman die simultaneously. If Willard M. Brown dies  
before Eleanor Zimmerman then Willard M. Brown's interest shall pass to Eleanor Zimmerman only.  
If Eleanor Zimmerman dies before Willard M. Brown, then Eleanor Zimmerman's interest shall  
pass to Willard Michael Brown only.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title & Escrow  
on this 24th day of May A.D., 19 88  
at 11:00 o'clock A M. and duly recorded  
in Vol. M88 of Deeds Page 8026  
Evelyn Behn, County Clerk  
By Bernetha A. Bloch Deputy.

Fee, \$15.00