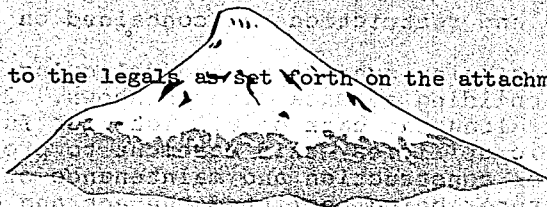


KNOW ALL MEN BY THESE PRESENTS, That

Richard R. Frost

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Herbert Oswald Mathis and Teresa Lynn Mathis, 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:

Refer to the legal as set forth on the attachment



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 set forth on the reverse of this deed and those 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 \$ 39,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of July, 1988, 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.

Richard R. Frost

(If executed by a corporation, affix corporate seal)

Richard R. Frost
W.D. S.D. FROSTR 58788 7-93

STATE OF OREGON Washington)

STATE OF OREGON, County of) ss.

County of Snohomish

July 13, 1988

Personally appeared the above named

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

Richard R. Frost
and acknowledged the foregoing instrument to be his voluntary act and deed.

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:

Before me:
(OFFICIAL SEAL) Martha Dowty
Notary Public for Oregon Washington
My commission expires: 4-91

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Richard R. Frost
2232 12th St. #424
Everett, Washington 98201

GRANTOR'S NAME AND ADDRESS

Herbert and Teresa Mathis
5330 Sturdivant
Klamath Falls, Oregon 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,

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/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Reservations and restrictions as contained on plat dedication, to wit:

"Said plat being subject to the following restrictions: 1) A 15 foot building setback line as shown. 2) An eight foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3) The use of the land is for residential purposes only and is limited to one residential building per lot. 4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. The eight-foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown.

This plat is approved subject to the following conditions: 1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly maintain and operate such irrigation system. 2) The Klamath Irrigation District, its successors and assigns and the United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system, or for lack of sufficient water for irrigation, liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of the K.I.D. lateral."

4. Subject to a 15 foot building setback from Sturdivant Avenue as shown on dedicated plat.
5. Subject to a 6 foot utility easement over South lot line as shown on dedicated plat.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof,
Dated: July 28, 1958
Recorded: July 29, 1958
Volume: 301, page 380, Deed Records of Klamath County, Oregon
Dated: June 15, 1958
Recorded: March 19, 1959
Volume: 310, page 638, Deed Records of Klamath County, Oregon
7. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: October 14, 1977
Recorded: October 14, 1977
Volume: M77, page 19676, Microfilm Records of Klamath County, Oregon
Amount: \$29,023.00
Mortgagor: Richard R. Frost and A. Jean Frost, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (Loan No.: L-M74358)
Said mortgage buyers herein agree to assume and pay.
8. Agreement for easement created by instrument, subject to the terms and provisions thereof,
Dated: December 18, 1979
Recorded: December 26, 1979
Volume: M79, page 29566, Microfilm Records of Klamath County, Oregon
By and between: Richard R. Frost, first party and Klamath County, Oregon, second party

LEGAL DESCRIPTION

Lot 61 of LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO a 15 foot strip of land situated in the S1/2 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 61, LAMRON HOMES SUBDIVISION; thence South 0 degrees 07' East a distance of 15 feet to the South line of Section 11; thence North 89 degrees 56' West along the South line of said Section 11, a distance of 85 feet; thence North 0 degrees 07' West a distance of 15 feet to the Southwest corner of said Lot 61; thence South 89 degrees 56' East along the South line of said Lot 61 a distance of 85 feet, more or less, to the point of beginning.

Tax Account No.: 3909 011DC 08400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of July A.D., 19 88 at 3:12 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 11282, day

FEE \$18.00

Evelyn Biehn
By Pauline Mullendore County Clerk