



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

32691

Vol. m88 Page

AFTER RECORDING RETURN TO:

ROD C. HUSAIN

LINDA L. HUSAIN

514 N. 10th Street

Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED ALL TAX

STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

HOWARD ALLAN MATTHEWS hereinafter called grantor, convey(s) to
ROD C. HUSAIN AND LINDA L. HUSAIN, HUSBAND AND WIFE, hereinafter
call Grantee, all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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) 1988-1989 taxes, a
lien not yet payable. 2) Regulations, including levies, liens
and utility assessments of the City of Klamath Falls. 3)
Conditions Restrictions as shown on the recorded plat of Nichols
Addition to the City of Klamath Falls. 4) Easement, including
the terms and provisions thereof: For: Transmission and
distribution of electricity; Granted to: The California Oregon
Power Company, a California Corporation; Recorded: November 3,
1939; Book: 125; Page: 288.

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
\$42,900.00.

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 21st day of September 1988.

Howard Allan Matthews
HOWARD ALLAN MATTHEWS

STATE OF OREGON, County of KLAMATH)ss.

October 6, 1988

Personally appeared the above named HOWARD ALLAN MATTHEWS and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Indira Handasahi
Notary Public for OREGON

My Commission Expires: 7-23-89

98 OCT 6 PM 2 10

EXHIBIT "A"

Aspen Title & Escrow Co.

All that part of Lots 1, 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of 10th Street 80 feet Northwest of the most Easterly corner of said Lot 1 of said Block; thence Northwesterly along Westerly line of 10th Street 60 feet; thence Southwesterly at right angles to 10th Street 130 feet; thence Southeasterly parallel with 10th Street 20 feet; thence Northeasterly at right angles to 10th Street 65 feet; thence Southeasterly parallel with 10th Street 40 feet; thence Northeasterly at right angles to 10th Street 65 feet to the point of beginning; being the Northwesterly 40 feet of Lot 1 and the Southeasterly 20 feet of Lots 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the following described tract:

Beginning at a point on the Northeasterly line of Lot 8 of Block 56 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9 inches; thence Southeasterly parallel with 10th Street a distance of 9 inches; thence Northeasterly parallel with Lincoln Street a distance of 44 feet 9 inches, more or less, to the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of 9 inches to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day of Oct. A.D., 19 88 at 2:10 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 16762.

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mullins

16762-5