

AFTER RECORDING RETURN TO:
Marion Ross Curtis or
Elizabeth Custis, Trustees
6616 Cottage Ave.
Klamath Falls, OR

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

EMMETT CURTIS and MARGARET E. CURTIS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MARION ROSS CURTIS
OR ELIZABETH CURTIS, TRUSTEES OF THE CURTIS LIVING TRUST, DATED
JUNE 6, 1988, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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." *mrc/ E.C.*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Conditions and
Restrictions as shown on the recorded plat of East Hills
Estates. 2) Conditions and Restrictions as shown on the
recorded plat of Second Addition to East Hills Estates. 3)
Rules, regulations and statutory powers of Basin View Drainage
District and Moyina Water District and South Suburban Sanitary
District. 4) Declaration of Conditions and Restrictions,
imposed by instrument recorded January 30, 1976 in Book M-76,
page 1419 and as Amended by instrument recorded March 10, 1976
in Book M-76, page 3417. 5) Declaration of Conditions and
Restrictions imposed by instrument recorded February 16, 1977 in
Book M-77, page 2856. 6) Trust Deed, including the terms and
provisions thereof recorded December 4, 1978 in Book M-78, page
27212, in favor of Klamath First Federal Savings and Loan
Association, a corporation, which Trust Deed the Grantees herein
agree to assume and pay according to the terms contained
therein.,

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
\$106,500.00.

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 2nd day of February, 1990.

Emmett Curtis
EMMETT CURTIS

Margaret E. Curtis
MARGARET E. CURTIS

STATE OF OREGON, County of Klamath) ss.

February 12, 1990.

Personally appeared the above named EMMETT CURTIS and MARGARET
E. CURTIS and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

W. Darlene P. Addington

Continued on next page

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WARRANTY DEED

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Notary Public for Oregon

My Commission Expires: March 22, 1993.

EXHIBIT "A"

A tract of land situated in Lot 1, Block 3, Tract No. 1103, EAST HILLS ESTATES and Lot 28, Block 3, Tract No. 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 1 of said Tract No. 1103; thence South 62 degrees 37' 38" West, along the Southerly right of way line of Cottage Avenue, 10.00 feet; thence continuing along said right of way line on the arc of a curve to the right (central angle is 12 degrees 11' 57", radius is 300 feet) 63.87 feet; thence South 15 degrees 10' 25" East, 139.63 feet; thence East 61.14 feet to the most Southerly corner of said Lot 1; thence along the Easterly line of said Lot 1, North 24 degrees 49' 53" East, 61.51 feet, North 27 degrees 22' 22" West, 120.11 feet to the point of beginning, with bearings based on said Tract No. 1103.

CODE 91 MAP 3909-1AC TL 1400
CODE 91 MAP 3909-1AC TL 1500

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title Co. the 12th day
of Feb. A.D. 19 90 at 11:19 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 2813

FEE
\$33.00

Evelyn Biehn County Clerk

By Pauline Mullens