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Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

JAMES H. WOOD and LORINE WOOD, as tenants by the entirety,

_____ , hereinafter called grantor,

convey(s) to __BRIAN L. CURTIS and DOLORES E. CURTIS, husband and wife,__

_____ all that real property situated in the

County of __Klamath__ , State of Oregon, described as:

Lot 3, Block 2, MAZAMA GARDENS, in the County of Klamath, State of Oregon.

Tax Acct. # 41-3909-10DD-1200   Key Number: 546822

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 exceptions set out in Exhibit "A" attached hereto and by this reference made a__ __part hereof as though fully set forth herein...__ 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 $__67,500.00__ . °However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ part of the consideration (indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

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 __15th__ day of __June__ , 19 __90__ .

James H Wood
Lorine Wood

STATE OF OREGON, County of __Klamath__)ss.

__June 15__ , 19 __90__ .

Personally appeared the above named __JAMES H. Wood AND LORINE Wood__ and acknowledged the foregoing instrument to be __THEIR__ voluntary act and deed.

Before me: _Diane D Chandler_

Notary Public for __Oregon__
My Commission Expires: __7-6-90__

James H. & Lorine Wood
3917 Mazama Dr
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Brian L. & Dolores E Curtis
3917 Mazama Dr.
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main St.
Klamath Falls Or 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,   ss.

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/reel/volume No. _____ on page _____ or as document/fee/file/ instrument/microfilm No. _____ , Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

_____ _____
NAME   TITLE

By _____ Deputy

FORM 685-2.5M

11741

EXHIBIT "A"

1. Conditions, Restrictions as shown on the recorded plat of MAZAMA
    GARDENS.

2. Easement as shown on the plat for Utility Easement affects rear
    8 feet.

3. Regulations, including levies, assessments, water and irrigation
    rights and easements for ditches and canals, of Klamath Irrigation
    District.

4. 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 and as per Ordinance No. 31, recorded January 6, 1988
    in Book M-88 at page 207.

5. Declaration of Conditions and Restrictions, but omitting any
    restrictions based on race, color, religion or national origin
    appearing of record recorded September 19, 1968 in Book M-68
    on page 8485.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Aspen Title co. _____ the ___15th___ day
of ___June___ A.D., 19 _90_ at _11:31_ o'clock __A__M., and duly recorded in Vol. _M90_,
of _____ Deeds _____ on Page ___11740___.
                                    Evelyn Biehn - County Clerk
FEE $33.00   By _Pauline Mullendore_