

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SUBJECT TO: Trust Deed dated December 8, 1986, and recorded December 10, 1986, in Volume M86, page 22687, Microfilm Records of Klamath County, Oregon, in favor of the City of Medford.

"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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed.

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 \$ 18,000.00

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 31 day of August, 1990;

STATE OF OREGON,
County of Klamath)
Aug 31 1922 SS.

Personally appeared the above named

_____ and acknowledged the foregoing instrument
to be their 415 D.

Before me: Charles D. [Signature]

Notary Public for Oregon
My commission expires 11/03

COMMUNICATION EXPIRES. 6-16-72

STATION
POLICE

FILE OF RECORD

John L. Lundberg &
P.O. Box 7448
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
John N. Brooks & Lori Brooks

5302 Mazama Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

her recording return to: **SAME AS GRANTEE**

NAME OF GRANTEE

NAME, ADDRESS, ZIP

GRANTOR

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____ 19____ by _____

_____, president, and by _____
_____, secretary of _____

a. _____ corporation, on behalf of the corporation.

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

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument is _____

received for record on the _____
day of _____, 19____

SPACE RESERVED

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/serial _____

RECORDED'S USE

affixed.

Recording Off.

By _____ Recording Officer
Deputy

17581

MTC NO: 24293-K

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of Lots 789 and 790 of Block 105 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 33 1/2 feet East of the Southwest corner of Lot 790, Block 105, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, thence Easterly along the Southerly line of Lots 790 and 789, said Block 105, 33 feet, 3 inches; thence Northerly and parallel to East Main Street, 120 feet; thence Westerly along the Northerly line of said Lots 789 and 790, 33 feet, 3 inches; thence Southerly 120 feet to the place of beginning.

Tax Account No.: 3809 033DB 05800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of Aug. A.D., 19 90 at 3:24 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 17580.

FEE \$33.00

Evelyn Biehn County Clerk

By *[Signature]*