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Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. mag Page 1915

ROGER G. BURROUGHS and SHARON L. BURROUGHS, husband and wife
convey(s) to BUCKY D. REED and JULIE D. REED, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 19, Block 5, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

"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

See attached Exhibit "A"

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 \$ 76,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)* (Delete between symbols* if not applicable. See ORS 93.030)

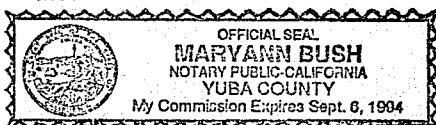
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of January

19 91.

CALIFORNIA
STATE OF OREGON, County of Yuba, ss.
January 25, 19 91.

Personally appeared the above named ROGER G. BURROUGHS AND SHARON L. BURROUGHS and acknowledged the foregoing

instrument to be THEIR voluntary act and deed.



Before me:

Maryann Bush
Notary Public for California
My Commission Expires: 9-6-1994

Roger G. & Sharon L. Burroughs
1000 Central Way
Yuba City, CA 95997
GRANTOR'S NAME AND ADDRESS
Bucky & Julie Reed
3416 Cascade Way
Hamish, Idaho OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & F
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.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Fifth Addition to Sunset Village.
3. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
4. Utility easement as delineated on the recorded plat along rear lot line and being 8 feet in width.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: June 13, 1972

Book: M-72

Page: 6318

6. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
7. 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, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 31st day
of Jan. A.D., 19 91 at 11:31 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 1915.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Muelendor