

KNOW ALL MEN BY THESE PRESENTS, That MELODY SOUTHBY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN L. SOUTHBY

hereinafter called 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

*The consideration of this conveyance is as per terms and provisions of the Decree of Dissolution Klamath County Circuit Court File No. 87-0411.
 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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that 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 \$19,000.00.
 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). (The sentence between the symbols ' ' if not applicable, should be deleted. See ORS 93.030.)

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 1 day of April, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

CALIFORNIA
 STATE OF OREGON,
 County of VENTURA ss.
April 1, 1991

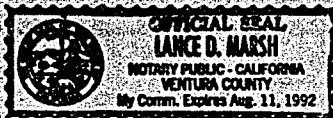
Melody Southby
 Melody Southby

Personally appeared the above named
MELODY SOUTHBY

and acknowledged the foregoing instrument
 to be HER voluntary act and deed.

Before me:

Lance D. Marsh
 Notary Public for Oregon
 My commission expires:



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)

Melody Southby

GRANTOR'S NAME AND ADDRESS

Brian Southby

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OREGON 97603
 NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OREGON 97603
 NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

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 _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____

Recording Officer
 Deputy

MTC NO; 25263

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 72, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 72 of FAIR ACRES SUBDIVISION NO. 1; thence East along the North line of said Lot 72 a distance of 335 feet to a point; thence South on a line parallel to the West line of said Lot 72 a distance of 130 feet to a point; thence West on a line parallel to the North line of said Lot 72, a distance of 335 feet to the West line of said Lot 72; thence North along the West line of said Lot 72 a distance of 130 feet to the point of beginning.

ALSO, all that portion of Lot 73, FAIR ACRES SUBDIVISION, NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 73 of said FAIR ACRES SUBDIVISION NO. 1, running thence North 38.1 feet; thence South 78 degrees 51' East 195.8 feet along Southerly right of way of the Enterprise Irrigation Canal; thence West along the South side of Lot 73 of FAIR ACRES SUBDIVISION, NO. 1, 193.4 feet to the point of beginning, EXCEPTING THEREFROM the West 5 feet of all the herein described property contained in deed recorded December 15, 1963 in Book 349, at page 511, Deed Records of Klamath County, Oregon, for widening of Homedale Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of April A.D., 19 91 at 11:49 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 6064.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelandere