

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. 32747  
ESCROW NO. 27-21522  
TAX ACCT. NO. 264191  
MAP #2607 001B0 00700

GRANTEE'S NAME AND ADDRESS:

ROSS W. FRYE  
1075 INTERNATIONAL WAY  
SPRINGFIELD, OR 97477

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

JOHN A. HOPKINS and ROBERTA P. HOPKINS Grantor,

conveys and warrants to:

ROSS W. FRYE, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

LOT 19 IN BLOCK 5 OF TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

SUBJECT TO:

1. A 25 FOOT BUILDING SETBACK LINE AS SHOWN ON DEDICATED PLAT.
2. RESTRICTIONS AS CONTAINED IN PLAT DEDICATION, TO WIT:  
"(1) BUILDING SETBACK LINES AS SHOWN ON ANNEXED PLAT; (2) A 16  
FOOT PUBLIC UTILITIES EASEMENT CENTERED ON ALL BACK AND SIDE LOT  
LINES FOR THE PURPOSE OF CONSTRUCTION AND MAINTAINING SAID PUBLIC  
UTILITIES, WITH ANY FENCES OR PLANTINGS TO BE PLACED THEREON AT  
THE LOT OWNERS RISK; (3) ONE FOOT STREET PLUGS AND RESERVE STRIPS  
AS SHOWN ON THE ANNEXED PLAT TO BE DEDICATED TO KLAMATH COUNTY AND  
LATER RELEASED BY RESOLUTION OF THE COUNTY COMMISSIONERS WHEN THE  
ADJOINING PROPERTY IS DEVELOPED; (4) ALL SANITARY FACILITIES  
SUBJECT TO THE APPROVAL OF THE COUNTY SANITARIAN; (5) REAR LOT LINES  
OF THOSE LOTS ON LITTLE DESCHUTES RIVER AND HEMLOCK CREEK AS SHOWN  
ON THE ANNEXED PLAT; (7) A 15 FOOT EASEMENT FOR PUBLIC USE,  
MEASURING HORIZONTALLY INLAND FROM THE MAIN HIGH WATER LINE ON  
EACH SIDE OF LITTLE DESCHUTES RIVER AND HEMLOCK CREEK; (8) ACCESS  
TO TWO RIVERS ROAD IS VACATED ON ALL LOTS FRONTING ON TWO RIVERS  
ROAD EXCEPT LOTS 8 AND 9 OF BLOCK 10; (9) ALL EASEMENTS AND  
RESERVATIONS OF RECORD."

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$4,500.00 . However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration. If grantor is a corporation, this has been  
signed by authority of the Board of Directors.

Dated this 3rd day of May, 19 94;

GRANTOR(S):

[Signature]  
JOHN A. HOPKINS

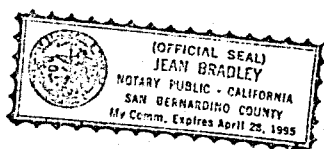
[Signature]  
ROBERTA P. HOPKINS

California  
STATE OF ~~OREGON~~, County of San Bernardino ) ss.

14736

This instrument was acknowledged before me on May 3, 1994,  
by JOHN A. HOPKINS and ROBERTA P. HOPKINS

Jean Bradley  
Notary Public for California My commission expires: 4-28-1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day  
of May A.D., 1994 at 2:17 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 14735.

FEE \$35.00

Evelyn Biehn - County Clerk  
By Pauline Millenore