

KNOWN BY ALL MEN BY THESE PRESENTS, That GARY D. PICKENS hereinafter called grantor for the consideration hereinafter stated to grantor paid by JOEL THOMAS hereinafter called the grantee, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereinafter and appurtenances thereunto belonging or in any way appertaining situated in Kalamath County, State of Oregon, described as follows, to-wit:

BLOCK 26, LOT 2, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, IN THE COUNTY OF KALAMATH, STATE OF OREGON, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING OIL, GAS, AND OTHER MINERAL AND HYDROCARBON SUBSTANCES BENEATH THE SURFACE THEREOF, SAID CONVEYANCE SHALL BE MADE SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORDED OR APPEARING IN THE RECORDED MAP OF SAID TRACT AND SPECIFICALLY THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN THE OFFICIAL RECORDS OF KALAMATH COUNTY ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE WITH THE SAME EFFECTS AS THOUGH SAID DECLARATION WERE FULLY SET FORTH HEREIN.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigned forever.

And grantor hereby covenants to and with grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted permission, free from all encumbrances

grantor will warrant and forever defend the 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 \$2,400.00

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and their individuals.

In witness where of, the grantor has executed this instrument this.....day of, 19....; if a corporation grantor, it has caused its name to be signed and its seal, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

GARY D. PICKENS
GARY D. PICKENS

STATE OF IDAHO, COUNTY OF ADA ss.
 This instrument was acknowledged before me on 5-5-94
 by GARY D. PICKENS
 This instrument was acknowledged before me on
 by
 as
 of

Notary Public for Idaho
 My commission expires 1-2-98

Gary Pickens
 11849 W. Dason Ct.
 Boise, Idaho 83704

Grantor's Name and Address

Joel Thomas
 375 River Rd.
 Eugene, Oregon 97404

Grantee's Name and Address

After recording return to:
 Joel Thomas
 375 River Rd. 852 W 4th Ave
 Eugene, Oregon 97404
 Joel Thomas
 375 River Rd.
 Eugene, Oregon 97404

Until requested otherwise send all tax statements to:

STATE OF OREGON,
 County ofKlamath... ss
 I certify that the within instrument was received and recorded on the 26th day of.....May....., 1994., at 11:18....o'clock A.M., and recorded in book/reel/volume No. M94... on page ..16719..., and/or as fee/file/instrument/microfilm/reception No..81667....., Records and Deeds of said County.

Witness my hand and seal of County affixed.

... Evelyn Blahn. County Clerk

Name Title
 By Pauline M. Munk, Deputy.