

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM H. ROKES and ELMA B. ROKES, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID GARRETT and CARRIE GARRETT, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point 65 feet Northwest from the Southeast corner of Lot 1 in Block 63 of Nichols Addition to the City of Klamath Falls, Oregon; thence Southwest and parallel with Lincoln Street to the Southwest line of said Lot 1; thence Northwest along the Southwest line to the Northwest corner of said Lot 1; thence Northeasterly along the Northwest line to the Northeast corner of said Lot 1; thence Southeast along the Northeast line, 55 feet to the point of beginning, being a portion of Lot 1 in Block 63 of Nichols Addition to the City of Klamath Falls, Oregon;

SUBJECT TO an easement created by instrument recorded in Volume 48 on page 268, Deed Records of Klamath County, Oregon, for a 10-foot driveway from Ninth Street 45 feet to the garage along the line between the described property and the remainder of said lot for the use of the parties owning the respective properties; and

EXCEPTING reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$38,000.00.

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 25th day of February, 1993.

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.

  
WILLIAM H. ROKES

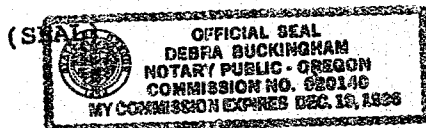
  
ELMA B. ROKES

STATE OF OREGON )

COUNTY OF KLAMATH )

ss.

The foregoing instrument was acknowledged before me this 25th day of February, 1993, by WILLIAM H. ROKES and ELMA B. ROKES.



Debra Buckingham  
Notary Public for Oregon  
My Commission Expires 12-19-96

GRANTOR'S NAME AND ADDRESS:

William H. and Elma B. Rokes  
1122 Applewood  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

David and Carrie Garrett  
616 North Ninth Street  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

David and Carrie Garrett  
616 North Ninth Street  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

David and Carrie Garrett  
616 North Ninth Street  
Klamath Falls, OR 97601

STATE OF OREGON, )  
COUNTY OF KLAMATH ) ss.

I certify that the within  
instrument was received for record  
on the 10th day of January, 1997,  
at 11:48 o'clock A.M., and  
recorded in book/reel/volume No.  
M97 on page 756 or  
as fee/file/instrument/microfilm/  
reception No. 31124, Record  
of Deeds of said county.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co Clerk

Name

Title

By Lynette Friday

Deputy

FEE: \$35.00