

PATRICIA R. HOLMAN, TRUSTEE OF THE HENRY T. HOLMAN TRUST U.T.A.D. OCTOBER 9, 1990,

Grantor(s) hereby grant, bargain, sell and convey to:
KENNETH N. RHODES,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 16 in Block 10 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said Lot 16, by Order of Vacation recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: Trust Deed dated June 28, 1993 and recorded July 1, 1993 in Volume M93, page 15723, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Beneficiary together with a Conditional Assignment of Rentals dated June 28, 1993 and recorded July 1, 1993 in Volume M93, page 15728, Microfilm Records of Klamath County, Oregon. The above named Grantee DOES NOT agree to assume nor pay the above described Trust Deed with Conditional Assignment of Rentals and the above named Grantor agrees to hold the Grantee harmless therefrom.

and the 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.

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 and actual consideration for this conveyance is \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1634 YARDLEY STREET SANTA ROSA CA 95403

Dated this 20th day of JANUARY, 1997.

THE HENRY T. HOLMAN TRUST

BY Patricia R. Holman TRUSTEE
PATRICIA R. HOLMAN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 19, 1997

by PATRICIA R. HOLMAN

as Trustee

of THE HENRY T. HOLMAN TRUST

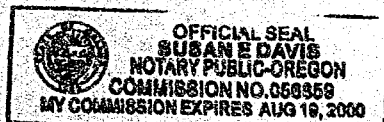
Notary Public of KLAMATH COUNTY, OREGON

My commission expires Aug. 19, 2000

ESCROW NO. MT40282-KR

Return to:

KENNETH N. RHODES
1634 YARDLEY STREET
SANTA ROSA CA 95403



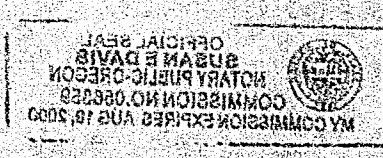
97 JAN 22 AM 11:23

STATE OF OREGON : COUNTY OF KLAMATH: ss.
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original of the within and duly recorded in Vol. M97 of Deeds at 11:23 o'clock A. M. on January 9th 1894.

Filed for record at request of Amerititle the 22nd day
of January A.D. 1997 at 11:23 o'clock A. M. and duly recorded in Vol. M97
of Deeds on Page 1894
Bemetha G. Leitch, County Clerk
FEE \$35.00 by Kathleen Rose

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The above described premises are situated in the County of Klamath, State of Oregon, and are more particularly described in the foregoing plat of said premises, which is on file in the office of the County Clerk of said County, and is a true and correct copy of the original of the within and duly recorded in Vol. M97 of Deeds at 11:23 o'clock A. M. on January 9th 1894.

Witness my hand and the seal of said County, at Medford, Oregon, this 22nd day of January, 1897.
THE HENRY T. HOLMAN TRUST
Bemetha G. Leitch, County Clerk



Handwritten signature
JAN 22 1897