

TRUSTEE OF THE HARRY J. FREDRICKS SURVIVOR'S TRUST AS TO AN UNDIVIDED 1/2 INTEREST AND TRUSTEE OF THE MILDRED J. FREDRICKS BYPASS TRUST AS TO AN UNDIVIDED 1/2 INTEREST.,

Grantor(s) hereby grant, bargain, sell and convey to:

SEAN B. DOW and LORI D. DOW, husband and wife,

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 13,14,15 and 16, in Block 29 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk 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:

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 \$ 137,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1919 BENSON AVE., KLAMATH FALLS, OR 97601

Dated this 28 day of February, 1997.

HARRY FREDRICKS SURVIVORS TRUST

BY: Harry J. Fredricks TRUSTEE
HARRY J. FREDRICKS

MILDRED J. FREDRICKS BYPASS TRUST

BY: Harry J. Fredricks TRUSTEE
HARRY J. FREDRICKS

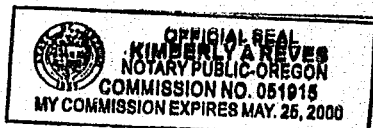
STATE OF Oregon

COUNTY OF Klamath

SS. February 28 19 97

Personally appeared the above named Harry J. Fredricks as Trustee of the Herry Fredricks Survivors Trust and as Trustee of the Mildred J. Fredricks Bypass Trust

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

ESCROW NO. MT40789-LW

Return to:

SEAN B. DOW
1919 BENSON AVE.
KLAMATH FALLS, OR 97601

Before me:

Kimberly A. Reeves
Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of March A.D., 1997
at 3:39 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 6310

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.