

JAMES H. FLETCHER, hereinafter called grantor, convey(s) to
LARRY W. WELLINGTON and BONNIE L. WELLINGTON, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

PARCEL 1: The Easterly 19 feet of Lots 7 and 8, Block 13, BUENA VISTA ADDITION
 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.
 PARCEL 2: Lot 9, Block 13 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 10, 1956 in Volume 12 at page 250, and amendment recorded July 7, 1959 in Volume 314 at page 80, Deed Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 51,000.00.*

**

Dated this 4 day of April, 1984.

James H. Fletcher
 James H. Fletcher

STATE OF OREGON, County of Klamath ss.

On this 4th day of April, 1984 personally appeared the above named JAMES H. FLETCHER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Wardene F. Addington
 Notary Public for Oregon
 My commission expires: 3-22-85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

James H. Fletcher

TO

Larry W. Wellington

Bonnie L. Wellington

After Recording Return to: Taxes
 Larry W. Wellington
 Bonnie L. Wellington
733 Mt. Pitt
Klamath Falls, OR 9760

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of April, 1984 at 3:21 o'clock P.M. and recorded in book M84 on page 5590 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Tom Smith

Deputy

Fee: \$4.00