

84647

MTC-18957P

WARRANTY DEED

(Statutory Form)

Vol. M88

Page

2663

BERNICE E. MABEY, now known as BERNICE E. WRIGHT, Grantor,
conveys and warrants to LESLIE D. MABEY, JR., and MARTHA McFARLIN, as
tenants in common, Grantees, the following described real property
located in the County of Klamath, State of Oregon, free of encum-
brances except as specifically set forth below:

Lots 10 and 11, Block 48, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT NUMBER 2, according to the official
plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or
drainage, the schedule of exclusions from coverage, together
with any schedules contained in standard title policies,
reservations, easements, restrictions and rights of way of
record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion
of the herein described premises lying within the limits of
streets, roads or highways.

ALSO SUBJECT TO reservation of an undivided 1/2 of all oil,
gas and mineral rights as reserved by Glenn C. Lorenz in
the Deed recorded September 2, 1933, in Volume 101, page
384, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO restrictions, but omitting restrictions, if
any, based on race, color, religion or national origin, as
shown on the recorded plat of Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 2.

ALSO SUBJECT TO reservations and restrictions as contained
in plat dedication, to-wit:

"Said plat being subject to a 16 foot easement centered
on the back and side lines of all lots for future
public utilities, a 40 foot building setback on all
lots adjacent Highway 66 and to all easements and
reservations of record."

ALSO SUBJECT TO Trust Deed, including the terms and
provisions thereof, given to secure an indebtedness with
interest thereon and such future advances as may be provided
therein:

Dated:	November 24, 1986
Recorded:	December 11, 1986
Volume:	M86, page 22833, Microfilm Records of Klamath County, Oregon
Amount:	\$4,500.00
Grantor:	Bernice E. Mabey
Trustee:	Neal G. Buchanan, Attorney at Law
Beneficiary:	Leslie Mabey

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is exchange of other properties and love and affection.

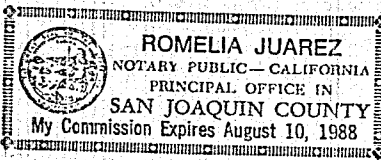
DATED this 24 day of Dec, 1987.

Bernice E. Mabey
Bernice E. Mabey, now known
as Bernice E. Wright

State of California)
County of San Joaquin) ss.

On this 24 day of December in the year 1987,
before me, Romelia Juarez
the undersigned Notary Public, State of California, duly commissioned
and sworn, personally appeared
* * * * Bernice E. Mabey * * *

() personally known to me, (X) proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is
this instrument and acknowledged that she executed it.



Romelia Juarez
Notary Public, State of California

Acknowledgment, General

GS 134 Rev 4-83

GRANTORS NAME AND ADDRESS:

Bernice E. Wright
6920 150th NE
Redmond, WA 98072

GRANTEES NAME AND ADDRESS:

Leslie D Mabey Jr. & Martha McFarlin
6920 150th NE
Redmond, WA 98072

AFTER RECORDING, RETURN TO:

Leslie D Mabey Jr.
6920 150th NE
Redmond, WA 98072

Until a Change is Requested,
Tax Statements Should be Sent
To:

Leslie D Mabey Jr.
6920 150th NE
Redmond, WA 98072

STATE OF OREGON)

) ss.

County of Klamath)

I certify that the within in-
strument was received for
record on the 24th day of
February, 1988, at
11:33 o'clock A.M., and
recorded in Book M88 on
Page 2663 or as File Reel
Number 84647, Record of
Deeds of said County.

WITNESS my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: Ram Smith
Deputy

Fee: \$15.00