



#C32124

**Aspen**  
TITLE & ESCROW, INC.

Vol. M88 Page 4624

85777

**WARRANTY DEED (INDIVIDUAL)**

WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife, and ANDREW A. PATTERSON and MARIE I. GANONG and WALT WADDELL, hereinafter called grantor, convey(s) to CHARLES MC KEEHAN and ROBERT MCKEEHAN, not as tenants in common, but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 17 in Block 122, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

**SUBJECT TO:**

- 1) Conditions and restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4.
- 2) Subject to rules and regulations of Fire Patrol District.
- 3) Declaration of Conditions and Restrictions, recorded July 21, 1965 in Book M-65 page 165, Klamath County Official Records and The By-Laws recorded May 22, 1974 in Book M-74 at page 6382, Klamath County Official Records.
- 4) Affidavit entitled Notice of Road Maintenance Assessment and Dues, recorded December 8, 1986, in Book M-86, page 22553, Klamath County Official Records.

"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."

**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 as specifically set forth hereinabove

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 \$4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> part of the consideration (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

19 88.

William R. Addington  
Marlene T. Addington

Andrew A. Patterson  
Marie I. Ganong  
Walt Waddell

STATE OF OREGON, County of Klamath ) ss.  
On this 31st day of March, 19 88.

Personally appeared the above named William R. Addington & Marlene T. Addington & Walt Waddell & Marie I. Ganong & Andrew A. Patterson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Evelyn Biehn  
Notary Public for Oregon  
My Commission Expires: 1-15-90

Andrew A. Patterson, Walter G. Waddell,  
Marie I. Ganong, William R. Addington  
and Marlene T. Addington

GRANTOR'S NAME AND ADDRESS

Charles McKeehan and Robert McKeehan  
HC33, Box 13A  
Beatty, OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantees

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of March, 19 88, at 11:34 o'clock A. M., and recorded in book/reel/volume No. M88 on page 4624 or as document/fee/file/instrument/microfilm No. 85777, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By PRM Smith Deputy

Fee: \$10.00