

WARRANTY DEED

DAWORTH GROUP, INC., hereinafter referred to as "Grantor", conveys and warrants unto CHARLYNE JEAN PAYSON all that real property situated in Klamath County, State of Oregon and described as:

Lot 5, Block 2, First Addition to Bley-Was Heights Subdivision

Grantor hereby covenants that it is the owner of the above-described property free of all encumbrances except:

1. Roadway and telephone line easement, including the terms and provisions thereof, granted to U.S.A. by instrument recorded in Book 254 at page 446, and in Book M-71 at page 2842, Deed Records. (Pt SW1/4 Sec. 3)

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, instrument, including the terms thereof,

Recorded: June 13, 1974 Book: M-74 Page: 7311  
Re-recorded: July 18, 1974 Book: M-74 Page: 8744

Amended: October 11, 1978 Book: M-78  
Page: 22681

3. An easement, including the terms and provisions thereof, dated October 9, 1974 in Book M-74 at page 13390, Microfilm Records, for public utility purposes.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Bley-Was Heights and any amendments or modifications thereto.

The true and actual consideration for this transfer is \$3,500.00.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

This Deed is signed by authority of the Board of Directors of Grantor this 11th day of December, 1987.

DAWORTH GROUP, INC.

By: [Signature]  
SAM B. DAVIS

STATE OF OREGON )  
COUNTY OF JACKSON )s

On the 11th day of December, 1987, personally appeared SAM B. DAVIS, President of Daworth Group, Inc., Grantor Corporation, first being sworn, stated that this Warranty Deed was voluntarily signed and sealed on behalf of said corporation by authority of its Board of Directors.

Before Me:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3/31/91

Mail Tax Statements To:

Rel: Charlyne Jean Payson  
9244 Monta Vista  
Rancho Cucamonga, CA 91701

DGI.WD2

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 13th day of Sept. A.D., 19 88  
at 2:42 o'clock P.M. and duly recorded  
in Vol. M88 of Deeds Page 14993  
Evelyn Biehn County Clerk

By [Signature] Deputy.  
Fee, \$13.00

WARRANTY DEED  
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LAW OFFICES OF  
DAVIS, AINSWORTH, PINNOCK, DAVIS & GILSTRAP, P. C.  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(503) 482-3111

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