

95366

WARRANTY DEED — STATUTORY FORM
(Individual or Corporation)

Acacia Investments, Inc. 6253 Hollywood Blvd. #614 Los Angeles, CA 90028

Grantor, conveys and warrants to John R. McLean, an unmarried man

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The following property located in the County of Klamath, State of Oregon:

Lot 17, Block 34, of the 4th Addition to Nimrod River Park according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to: (1) Rules, Regulations and assessments of Special Road District, Nimrod Park. (continued on Appendix A) Subject to covenants, conditions, restrictions, reservations, easements, and zoning existing and/or of record, and subject to any facts an accurate survey may reveal. Grantor DOES NOT WARRANT availability of streets or utilities or the cost of installation thereof, nor zoning, buildability or any other restrictions which may be imposed by any governmental entity. Excepting therfrom certain subsurface mineral rights of record, but without right to surface entry.

The true consideration for this conveyance is \$. \$3100.00. (Here comply with the requirements of ORS 93.030*).

Dated this Fourth day of December, 1988; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

STATE OF California)
County of Los Angeles) ss.
19)
Personally appeared the above named

and acknowledged the foregoing instrument to be a voluntary act and deed

Before me:

Notary Public for California
My commission expires:

* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)"

Acacia Investments, Inc.
6253 Hollywood Blvd. #614
Los Angeles, CA 90028

Grantor's Name and Address

John R. McLean
2315 Paseo Del Mar
San Pedro, CA 90732

Grantee's Name and Address

After recording return to:
Acacia Investments, Inc.
6253 Hollywood Blvd. #614
Los Angeles, CA 90028
Name, Address, Zip

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

John R. McLean
2315 Paseo Del Mar
San Pedro, CA 90732
Name, Address, Zip

Acacia Investments, Inc.

P. Bogart, Sec'y

STATE OF California County of Los Angeles
December 4th, 1988
Personally appeared P. Bogart

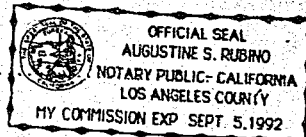
who, being duly sworn the

secretary of Acacia Investments, Inc.

a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for California
My commission expires:



Appendix A

- (2) Reservations and restrictions contained in the dedication of 4th Addition to Nimrod River Park.
- (3) Declaration of Restriction for 4th Addition to Nimrod River Park, recorded March 13, 1967 in Volume M67, page 1751, Microfilm Records of Klamath County, Oregon.
- (4) Amendment to Declaration of Restrictions, dated June 30, 1967, recorded July 6, 1967 in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Acacia Investments the 28th day
 of Dec. A.D., 19 88 at 2:54 o'clock P. M., and duly recorded in Vol. M88
 of Deeds on Page 22053.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendorf