



Aspen #01032982
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
MICHAEL THOMAS O'BRIEN
4020 Baker Lane - Apt #F
Reno, NV 89509

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROBERT V. WETHERN, JR. and LISA G. WETHERN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MICHAEL THOMAS
O'BRIEN, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

The East 575 feet of the West 1035 feet measured along North line of Lot 1, Block 11, also described as Lot 1B, Block 11, KLAMATH FALLS FOREST ESTATES - SYCAM UNIT, in the County of Klamath, State of Oregon.

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth on Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 \$7,630.89.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of December, 1988.

ROBERT V. WETHERN, JR.

x Lisa B. Wether
LISA G. WETHERN

STATE OF CALIFORNIA, County of San Bernardino ss.
January 1989
~~DECEMBER~~ 3, 1988

Personally appeared the above named ROBERT V. WEATHERN, JR. and LISA G. WEATHERN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Eathy Jones
Notary Public for California
My Commission Expires: _____

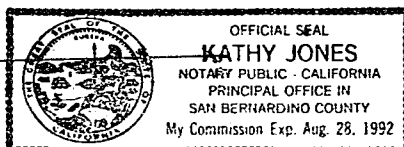


EXHIBIT "A" TO WARRANTY DEED

1. Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates - Sycan Unit.

2. Subject to rules and regulations of Fire Patrol District.

3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

4. Reservations and conditions in the deed from the United States of America, Department of the Interior, etc., to Edward I. Mitchell, et al., recorded July 20, 1959 in Book 314 at page 291, Deed Records of Klamath County, Oregon, as follows: "...Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

5. Reservations of 50% of all mineral rights by Klamath Lumber and Box Co., Inc., including the terms and provisions as set forth in deed recorded November 23, 1962 in Book 341 at page 478, Deed Records.

6. Reservation of 50% of all mineral rights by Klamath Lumber and Box Co., Inc., including the terms and provisions as set forth in correction deed recorded December 10, 1962 in Book 342 at page 8, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Jan. A.D., 19 89 at 3:47 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 1062.
By Evelyn Biehn County Clerk
By Caroline M. Mendenhall

FEE \$13.00