



96427

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#01032922
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
WESLEY R. MACKENZIE, ET AL
508 Celeste Street
Azusa, CA 91702

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

PATRICK D. LIGGETT, hereinafter called GRANTOR(S), convey(s) to
WESLEY R. MACKENZIE, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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."

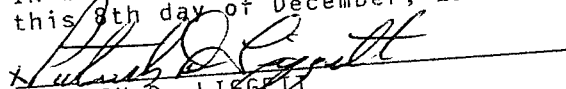
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Rules and
regulations of Fire Patrol District. 3) Easements, including
the terms and provisions thereof, recorded April 8, 1926, Book
69, page 440, and recorded June 10, 1988, Book M88, page 8997,
Klamath County Official Records. 4) Trust Deed, including the
terms and provisions thereof, recorded April 24, 1987 in Book
M87 at page 7016, Mortgage Records, Klamath County, Oregon, in
favor of Loyal G. Pearce, which Trust Deed the Grantees herein
agree to assume and pay according to terms contained therein.

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
\$20,500.00.

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 8th day of December, 1988.


PATRICK D. LIGGETT

STATE OF OREGON, County of Washington ss.
December 15, 1988.

Personally appeared the above named PATRICK D. LIGGETT and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me:
Notary Public for Oregon
My Commission Expires:

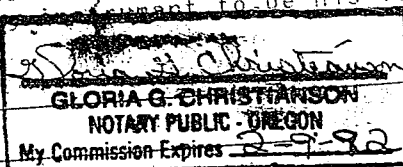


EXHIBIT "A"

A parcel of land situate in Government Lot 3 and the SE 1/4 of the NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning on the North line of Government Lot 3 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, at a point thereon distant 330 feet East from the Northwest corner of said Lot 3; thence East along the North line of said Lot 3, 330 feet; thence South parallel to the West line of said Lot 3 to the North right of way line of State Highway 66; thence Southwesterly along said Highway, 35.39 feet to a point; thence North 501.93 feet to a point; thence West 299.98 feet to a point at the intersection of a line running North and South from the point of beginning; thence North along said last mentioned line 1413.04 feet more or less to the point of beginning, with bearings based on Minor Partition No. 20-83, as filed in the office of the Klamath County Engineer.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of Jan. A.D., 19 89 at 11:14 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 1459.

Evelyn Biehn . County Clerk

By Pauline Mulendore

FEE \$13.00