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KNOW ALL MEN BY THESE PRESENTS, That LORENA N. WELLINGTON

for the consideration hereinafter stated to the grantor paid by LORENA N. WELLINGTON AND JAMES L. WELLINGTON, mother and son, hereinafter called the grantor, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

The East 8 feet of Lot 3 and all of Lots 4, 5, 9, 10, 11, 12, 13, 14, 15, and 16, Block 6 BEATTY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees. And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record and apparent to the land as of the date of this instrument including that certain real estate contract wherein Robert Leon Hutchinson and LaVerne F. Hutchinson are Vendors. and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ love and affection. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 10 day of March, 19 89, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

STATE OF OREGON, County of Klamath, March 10, 19 89, ss.

STATE OF OREGON, County of _____, 19 _____, ss.

Personally appeared the above named Lorena N. Wellington

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and acknowledged the foregoing instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed 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.

Notary Public for Oregon My commission expires 3-2-92

Notary Public for Oregon My commission expires: (OFFICIAL SEAL) (If executed by a corporation, affix corporate seal)

LORENA N. WELLINGTON P.O. Box 224 Beatty, Oregon 97621 GRANTOR'S NAME AND ADDRESS James L. Wellington 7119 1/2 Lisbon San Diego, Calif. 92114 GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, County of Klamath, I certify that the within instrument was received for record on the 13th day of March, 1989, at 9:39 o'clock AM., and recorded in book/reel/volume No. M89 on page 4191 or as fee/file/instrument/microfilm/reception No. 97956, Record of Deeds of said county.

After recording return to: Mountain Title Company 407 Main Klamath Falls, Oregon 97601 attn: Mary

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk

Until a change is requested all tax statements shall be sent to the following address. Lorena N. Wellington P.O. Box 224 Beatty, Oregon 97621

Fee \$8.00

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