

03032864
WARRANTY DEED

AFTER RECORDING RETURN TO:
 LARRY MC GREGOR
 MARI MC GREGOR
 7505 GABOR STREET
 LINDEN, CA 95236

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

WILLIAM R. ADDINGTON AND MARLENE T. ADDINGTON, HUSBAND AND WIFE
 AND ANDREW A. PATTERSON, AND WALTER WADDELL, AND MARIE I. GANONG
 hereinafter called grantor, convey(s) to LARRY MC GREGOR AND
 MARI MC GREGOR, HUSBANDS AND WIFE, hereinafter called Grantee,
 all that real property situated in the County of Klamath, State
 of Oregon, described as:

PARCEL 1: Lot 8, Block 99, Klamath Falls Forest Estates,
 HIGHWAY 66 UNIT, PLAT NO. 4, 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 1) Conditions,
 Restrictions as shown on the recorded plat of Klamath Falls
 Forest Estates Highway 66 Unit, Plat No. 4. 2) Subject to rules
 and regulations of Fire Patrol District. 3) Subject to
 reservation of all oil and minerals in said lands in deed from
 G. C. Lorenz and Kathryn C. Lorenz to Crater Lake Lumber
 Company, a Corporation, recorded May 25, 1937 in Book 109 at
 page 541, Deed Records. 4) Declaration of Conditions and
 Restrictions, but omitting any restrictions based on race,
 color, religion or national origin appearing of record:
 Recorded: July 21, 1965 Book: M-65 Page: 165 The By-Laws
 including the terms and provisions thereof: For: Highway 66
 Unit 4 Road Maintenance Association Recorded: May 22, 1974
 Book: M-74 at page 6382. Said Covenants, Conditions, and
 Restrictions and By-Laws set forth above contain, among other
 things, levies and assessments of Highway 66 Unit 4 Road
 Maintenance Association Homeowners Association. 5) Notice of
 Road Maintenance Assessments and Dues executed by Klamath Falls
 Forest Estates Unit 4, Road Maintenance Association, formally
 known as Highway 66 Unit 4 Road Maintenance Association recorded
 December 8, 1986 in Volume M-86 at page 22553.

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
 \$1,250.00.

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 6th day of January, 1989.

William R. Addington
 WILLIAM R. ADDINGTON

Marlene T. Addington
 MARLENE T. ADDINGTON,

Continued on next page

89 JUN 19 PM 3 55

543110931

00001

WARRANTY DEED
PAGE 2

Andrew A. Patterson
ANDREW A. PATTERSON

Walter Haddell
WALTER HADDELL

Marie I. Ganong
MARIE I. GANONG

STATE OF OREGON, County of KLAMATH)ss.

June 19, 1989.

Personally appeared the above named WILLIAM R. ADDINGTON AND
MADUENE T. ADDINGTON, AND ANDREW A. PATTERSON, AND WALTER
HADDELL, AND MARIE I. GANONG and acknowledged the foregoing
instrument to be THEIR voluntary act and deed.

Before me: Sandra Hardsaker
Notary Public for OREGON
My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of June A.D., 19 89 at 3:55 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 10930
By Evelyn Biehn County Clerk
Pauline Mulenbore

FEE \$13.00