

#03034619
WARRANTY DEED

AFTER RECORDING RETURN TO:
Andrew A. Patterson & William R. Addington
c/o 525 Main Street
Klamath Falls, OR 97601

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

LARRY E. WICKHAM and GERALD C. HAYFORD, who acquired title as LARRY E. WICKHAM and GERALD C. HAYFORD, AS THEIR INTEREST APPEAR OF RECORD, DBA IMPRESSIONS CLOTHING, hereinafter called GRANTOR(S), convey(s) to ANDREW A. PATTERSON, as to an undivided 1/2 interest and WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife, as to an undivided 1/2 interest, 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 AND 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." *ma WK AR*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Rules, regulations and statutory powers of the City of Klamath Falls. 2) Conditions and Restrictions as shown on the recorded plat of Original Town, now City of Klamath Falls. 3) Easement, including terms and provisions thereof, recorded June 21, 1968 in Book M-68, page 5574, if any exist. 4) Agreement regarding party wall, including terms and provisions thereof, recorded May 20, 1926 in Book 69, page 571. 5) Trust Deed, including the terms and provisions thereof, in favor of A.F. Foulger and Betsy Ross Foulger, husband and wife, recorded October 14, 1983 in Book M-83, page 17696, which Trust Deed the Grantees herein agree to assume and pay according to the 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 Equitable Exchange.

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 21st day of December, 1989.

Larry E. Wickham
LARRY E. WICKHAM

Gerald C. Hayford
GERALD C. HAYFORD

STATE OF OREGON, County of Klamath)ss.

January 4, 1990.

Personally appeared the above named LARRY E. WICKHAM and GERALD C. HAYFORD and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Reginald Campbell*
Notary Public for Oregon

My Commission Expires: MAR 4, 1992

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EXHIBIT "A"

A portion of Lot 2, Block 16, ORIGINAL TOWN, NOW CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the North side of Main Street in the City of Klamath Falls, at the Southwesterly corner of Lot 2, Block 16, of the Town of Linkville; now City of Klamath Falls, Oregon; thence Northeasterly along Main Street, 34.12 feet, more or less, to the center of the party wall on said property; thence Northwesterly at right angles to Main Street, a distance of 100 feet; thence Southwesterly, parallel with Main Street, 34.12 feet, more or less, to the Westerly line of said Lot 2; thence Southeasterly, along said line, a distance of 100 feet to the place of beginning.

TOGETHER WITH the vacated 4 feet of the alley lying on the Northwest side of the above described property.

Tax Acct. No.: 001 - 3809-032AB-12800

Key No.: 412841

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Jan. A.D., 19 90 at 4:31 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 444.
Evelyn Biehn County Clerk
By Pauline Mulendore

FEE \$33.00