ATC# 34849 WARRANTY DEED

AFTER RECORDING RETURN TO: FREDERICK C. HARSANT JOAN M. HARSANT PT 2 BOX 175K BONAN FA, OR: 97623

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

A. L. NORDNESS AND DOROTHY V. NORDNESS, Husband and Wife hereinafter called GRANTOR(S), convey(s) to FREDERICK C. HARSANT and JOAN M. HARSANT, Husband and Wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1, Block 117, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

CODE 114 MAP 3811-280 TL 1700

"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 (Subject to rules and regulations of Fire Patrol District. 2) Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat 4. 3) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin recorded July 21, 1965 in Book M-65 at Page 165. 4) The by-laws, including the terms and provisions thereof for Highway 66 Unit 4 Road Maintenance Association recorded May 22, 1974 in Book M-74 at Page 6382. 5) Notice of Road Maintenance Assessment and dues executed by Klamath Falls Forest Estate Unit 4, Road Maintenance Association dated December 7, 1986 and recorded December 8, 1986 in Book M-86 at Page 22553. 6) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation.

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 \$18,000.00.

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 2tth day of February, 1990.

*9. L. Mardness A. L. NORDNESS DOROTHY V. Hordness

STATE OF CALIFORNIA, County of Los Angeles)ss.

DATE March 2, 1990

Personally appeared the above named A. L. NORDNESS AND DOROTHY V. NORDNESS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for California
My Commission Expires:

JULIO LERENA
JULIO LERENA
LOS ÁNGELES COUNTY
MT COMM, EXP. NOV. 9,1990

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