Vol. <u>m90</u> Page 9999



02035172 WARRANTY DEED

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AFTER RECORDING RETURN TO: LEO JOHN AVENDER 2032 Wood Mar Dr El Dorodo Hullo, CA 95630

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

ROBERT V. WETHERN, SR. hereinafter called GRANTOR(S), convey(s) to LEO JOHN AVENDER hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

Lot 3, Block 60, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

PARCEL 2:

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Lot 13, Block 112, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

CODE 219 MAP 3811-16D0 TL 4400 CODE 36 MAP 3711-36C0 TL 1200

"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. 2. 2) Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates highway 66 Unit, Plat No. 4. 3) Subject to rules and regulations of Fire Patrol District. 4) This property lines within and is subject to the levies and assessments of the Klamath Forest Estates Road District. 5) Subject to an undivided 1/2 interest in oil, gas and mineral rights as reserved in deed from Ada Parsons Sparretorn to Henry P. Cox, et al., recorded June 11, 1936 in Book 106 at page 460, Deed al., recorded June 11, 1950 in book 1950 page 400, 9005 6 Records of Klamath County, Oregon. (Affects various lots) 6 Declaration of Conditions and Restrictions, but omitting any 6) restrictions based on race, color, religion or national origin appearing of record: Recorded on July 21, 1965 in Book M-65 at page 165, Said covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Highway 66 Unit 4 Road Maintenance Association. 7) The By-Laws, highway 66 Unit 4 Road Maintenance Association. 7) The By-Laws, including the terms and provisions thereof: for: Highway 66 Unit 4 Road Maintenance Association, Recorded on May 22, 1974 in Book M-74 at page 63820008) Notice of Road Maintenance Assessment and Dues executed by Klamath Falls Forest Estates Unit 4, Road Maintenance Association, formerly known as Highway 66.Unit 4 Road Maintenance Association: Dated: December 7, 1986, recorded on December 8, 1986 in Book M-86 at page 22553. 2(VIE DE DEFECT CONTO OF CONTON AT Page 22003. 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 \$8,650.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument JOOCO this 15th day of May 1990. Continued on next page

Continued on Joxie page This let day of Hay south IN WITNESS WHEREUP, the granter hasserecuted this instrument 10000 WARRANTY DEED DOGS (DG SHILS) BAGE 05 - Cruing Enis deed land there the context so requires. 0.0.0 X Relet Villeper 13P ()) ROBERT V. WETHERN, SR. Jud with warrant and optend the same against of lawfully claim the same, except 35 shown shove. Application the state of the st STATE OF OREGON, County of Khmath \_)ss. 1986, recorded on December 8, 1986 In Book M-S6 at pace 22:53 May on 12 to 1880 a interance Assocration : Dated Duces or V Hoad Kaintenance Association. Formerly known as bronkey Personally appeared the above named ROBERT V: WETHERN, SR. and acknowledged the foregoing instrument to she his voluntary act and deed 42 Jursuance vasocration kacorosion w Jursuandro Mandro Landro Vasocration kacorosion w Decore me: TE OL OLEGON: CONTA OL KTAWATH: 22 TE OL OLEGON: CONTA OL KTAWATH: 22 NO PULS DATE OF THE PARTOR DISCREES () This property These within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the within and is subject to the levise and assessment of the seconds of klameth founty. Oregon, (Atfacts various levis all storids of condicions and Restrictions but as with and the assessment of condicions and Restrictions but as with and the assessment of the levis of other religion of the back and assessment of the levis of the levis of the back and assessment of the levis of the back of the assessment of the levis of the back of the assessment of the back of the back of the assessment of the back of the assessment of the back of the back of the assessment of the assessment of the assessment of the assessment of th <u>ane ji A-pass</u> SS. STATE OF OREGON: COUNTY OF KLAMATH: 25th Aspen Title Co. day the \_ Filed for record at request of \_ A.D., 19 90 at 11:46 o'clock A.M., and duly recorded in Vol. M90 May of \_ on Page \_\_\_\_\_9999 Deeds of Evelyn Biehn . County Clerk Queline Mullinder By \$33.00 FEE THIS INSTRUMENT IN VIOLATION OF ACCEDITION THIS LAND USE LANS AND SECURATIONS IN VIOLATION OF ACCEDITION THIS LAND USE LANS AND LUIS INSIGNERS MILE NOT VELOW DAE OF THE DEGREESS DESCRIPTION IN CODE 219 HAF 3811-1600 JL 4400 CODE 36 MAP 3711-3600 TL 1200 Det 13, Block 1120 KLAMATH FALLS FOREST ESTATES HICHWAY OF UNIT PLAT NO: 4 IN the County of Klamathy State of Uloson. BARCELES PLAT NO. 2. In the County of Klamathy State of Dreyon. Lot 3. Block 60, KLANATH FALLS COREST ESTATES HIGHWAY AS TAIL.

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ROBERT V. WETHERN, SK. Laretrofter called SRAMTOR(S), conve to LED JOHN AVENDER Dereinafter called SRAMTEE(S), sij that real property situated in the County of KLAMATH, State of COUNSA(2)

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AFIER RECORDING RETURN 10:

ITLLE & ESCROW INC.

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STATEMENTS TO THE FOLLOWING ADDRESS. NYILE V CHANGE IS REQUESTED ALL LAN.

Oregon, described as: