

04035171
WARRANTY DEED

AFTER RECORDING RETURN TO:
BARBARA L. AVENDER
LEO JOHN AVENDER
2220 52nd Avenue
Sacramento, CA 95822

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 BARBARA L. AVENDER AND LEO JOHN AVENDER, EACH AS TO AN
UNDIVIDED 1/2 INTEREST EACH, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 19, Block 82, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 4, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-14D0 TL 600

"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. (Affects various lots) 4) Declaration of
Conditions and Restrictions, but omitting any 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. 5) 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 6382. 6) 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.

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
\$6,900.00.

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 15th day of May 1990.

Robert V. Wethern, SR.
ROBERT V. WETHERN, SR.) ss.
STATE OF OREGON, County of Klamath) ss.
May 15, 1990

Personally appeared the above named ROBERT V. WETHERN, SR. and
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