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#01035270
WARRANTY DEEDVol. m90 Page 12602

AFTER RECORDING RETURN TO:
Mr. David W. Adams
151 Alderwood Lane
Walnut Creek, CA. 94598

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

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, hereinafter called
GRANTOR(S), convey(s) to DAVID W. ADAMS, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 28, Block 99, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,
PLAT NO. 4, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-2600 TL 6100.

"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 #4. 2.) Subject to rules
and regulations of Fire Patrol District. 3.) Easement as shown
on the plat for 16 foot easement centered on back and sides of
lots for future public utilities. 4.) Declaration of
Conditions and Restrictions recorded July 21, 1965 in Book M-65,
page 165. 5.) The By-Laws, including the terms and provisions
thereof recorded May 22, 1974 in Book M-74, page 6382. 6.)
Affidavit entitled Notice of Road Maintenance Assessment and
Dues, recorded December 8, 1986 in Book M-86 at Page 22553. 7.)
Subject to reservations as set forth in Deed recorded May 25,
1937 in Book 109, page 541, Deed Records.

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
\$2,900.00.

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 27th day of June 1990.

GEORGE A. PONDELLA, JR.

DONALD E. BAILEY

STATE OF OREGON, County of Klamath)ss.

June 27, 1990

Personally appeared the above named GEORGE A. PONDELLA, JR. and
DONALD E. BAILEY and acknowledged the foregoing instrument to be
their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: March 22, 1993.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wiper Title Co. the 27th day
of June A.D. 19 90 at 11:39 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 12602.

Evelyn Biehn - County Clerk
By Pauline Mueland

FEE \$33.00