

WARRANTY DEED

AFTER RECORDING RETURN TO:
CHRISTOPHER A. NEWTON

430 Richmond
Klamath Falls, OR 97601

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

LEO R. FERRONI hereinafter called GRANTOR(S), convey(s) to
CHRISTOPHER A. NEWTON hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

PARCEL 1:

The E 1/2 less the East 50 feet of Lot 6, Block 1, ALTAMONT
ACRES, in the County of Klamath, State of Oregon.

PARCEL 2:

The Easterly 50 feet of Lot 6, Block 1, ALTAMONT ACRES, in the
County of Klamath, State of Oregon.

CODE 41 MAP 3909-3DB TL 1900
CODE 41 MAP 3909-3DB TL 2000

"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 Altamont Acres.
2) Conditions and Restrictions in Deed: Recorded on August 5,
1943 at book 157 on page 336 and in Book 189 at page 250. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath
Irrigation District. 4) Regulations, including levies, liens,
assessments, rights of way and easements of the South Suburban
Sanitary District, and as per Ordinance No. 29, recorded May 24,
1983 in Book M-83 at page 8062 and as per Ordinance No. 30,
recorded May 30, 1986 in Book M-86 at page 9346 and as per
Ordinance No. 31, recorded January 6, 1988 in book M-88 at page
207, and as per Ordinance No. 32, recorded May 14, 1990 in book
M-90 at page 9131. 5) Reservations and restrictions as shown in
deed from A. L. Hishard, et ux., to H.E. Hayden, dated August
26, 1925 recorded October 28, 1925 in Book 67 at page 545, Deed
Records of Klamath County, Oregon, same being regarding 30 foot
set back line and building restrictions of \$2,000.00.

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
\$50,000.00.

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 26th day of June, 1990.

Leo R. Ferroni
LEO R. FERRONI

STATE OF OREGON, County of (KLAMATH)ss.

Continued on next page

90 JUN 27 AM 11 40

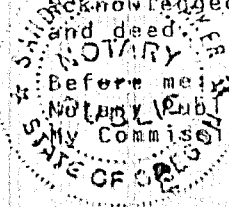
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12607

June 27, 1990.

Personally appeared the above named LEO R. FERRONI and
acknowledged the foregoing instrument to be his voluntary act
and deed.



Before me, Sandra Handwerker
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of June A.D. 19 90 at 11:40 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 12606.

Evelyn Biehn County Clerk

By Sandra Handwerker

FEE \$33.00

10.00

10.00