Vol. M98 Page 32676

65758 '98 SEP -4 A11:44

Aspen TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 02048243

AFTER RECORDING RETURN TO:
WILLIAM R. ADDINGTON
MARLENE T. ADDINGTON
11334 MERGANSER ROAD
KLAMATH FALLS, OREGON 97601

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

ANDREW M. GRIFFITH and MELINDA A. GRIFFITH, husband and wife, hereinafter called GRANTOR(S), convey(s) and warrant(s) to WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 77, RUNNING Y RESORT, PHASE 1, in the County of Klamath, State of Oregon.

Code 14, Map 3808-980 TL 500

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contract(s), liens for irrigation and/or drainage,

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 $275,000.00.

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 4th day of September, 1998.

Andrew M. Griffith
ANDREW M. GRIFFITH

Melinda Ann Griffith
MELINDA A. GRIFFITH

STATE OF OREGON, County of Klamath) ss.

On September 4th, 1998, personally appeared Andrew M. Griffith and Melinda A. Griffith, who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires 5/31/2002

OFFICIAL SEAL
LAURA J. BUTLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 312887
MY COMMISSION EXPIRES MAY 31, 2002

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title Co the 4th day of Sept A.D., 19 98 at 11:44 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 32676.

Bernetha G. Letsch, County Clerk

By Kathleen Ross

FEE $30.00