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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 GRANOR(S), convey(S) and warrant(S) to
WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife,
hereinafter called GRANEE(S), all that real property, situate
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 190 Map 1808-980 TL 500

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE AND ZONING
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT,
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 LAND-USE RELATED
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.010."

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, contracts, con-
ditions and 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 on
this 4th day of September, 1998.

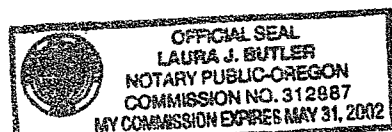
Andrew M. Griffith
ANDREW M. GRIFFITH

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.

Laura J. Butler
Notary Public for Oregon
My Commission Expires 5/31/2002



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.

FEE \$30.00

By Bernetha G. Letsch County Clerk