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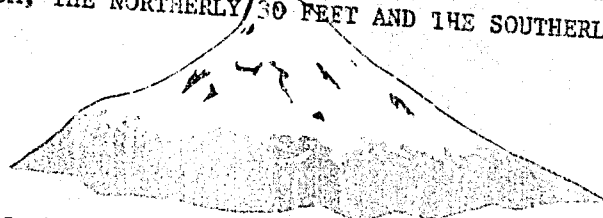
WARRANTY DEED

MTC-17298-Vol. M86 Page 22303

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA ELIZABETH CASE, who acquired title as Elizabeth Case

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. POWELL and SHEILA M. POWELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM, THE NORTHERLY 30 FEET AND THE SOUTHERLY 15 FEET, THEREOF.



## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

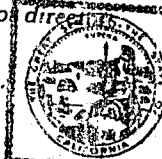
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ ~~Between the grantor and grantee, if not applicable, should be deleted. See ORS 93.030.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of November, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
SUE BRIDGEWATER  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Exp. Aug. 21, 1988

Patricia Elizabeth Case

STATE OF OREGON, California

County of Riverside

November 22, 1986

STATE OF OREGON, County of

19

ss.

Personally appeared

and

each for himself and not on behalf of the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named

Patricia Elizabeth Case

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/21/88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Patricia Elizabeth Case

GRANTOR'S NAME AND ADDRESS

John C. Powell & Sheila M. Powell

7309 Flag Ct.

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDED'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 3rd day of December, 1986, at 3:47 o'clock P.M., and recorded in book M86 on page 22303 or as file/reel number 68900.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Ann Smith, Deputy

Fee: \$