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M-31192
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1187

Page 11790

KENNETH C. FENSTERMACHER and HELEN M. FENSTERMACHER, husband and wife
convey(s) to RONALD E. DOWELL, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lots 5 and 18, Block 5, RIVERVIEW, in the County of Klamath, State of Oregon.

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. RED

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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
SEE ATTACHED EXHIBIT "A"

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 \$ 23,600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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 6th day of July, 19 87.

Kenneth Fenstermacher
Helen M. Fenstermacher

STATE OF OREGON, County of Klamath) ss.

July 6, 1987.

Personally appeared the above named KENNETH C. FENSTERMACHER and HELEN M. FENSTERMACHER, husband and wife
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Wardene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald E. Dowell
1831 Kimberly
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

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

Ronald E. Dowell
1831 Kimberly
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

11791

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Riverview.
3. Trust Deed, including the terms and provisions thereof, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, recorded September 10, 1975 in Book M-75 at page number 10727, which Grantee herein does NOT assume and agree to pay.
4. All Inclusive Trust Deed, including the terms and provisions thereof, in favor of Marie Imagean Pack, recorded on December 15, 1986 in Book M-86 at page number 23064, which Grantee herein assumes and agrees to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 6th day
of July A.D., 19 87 at 3:33 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 11790.

FEE \$14.00

Evelyn Biehn, County Clerk
By PAM Smith