

81263

#M31572

Vol 1081 Page 20115

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JOHN A. MC GOWAN and REGINA M. MC GOWAN, husband and wife, hereinafter called grantor,
convey(s) to SUE B. BARNES all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 16, RIVER'S BEND, in the County of Klamath, State of Oregon.

87 NOV 5 PM 3 54

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.

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 \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 October day of October

19 87.

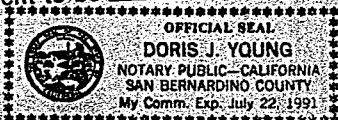
John A. McGowan
Regina M. McGowan

CALIFORNIA
STATE OF OREGON, County of San Bernardino ss.

On this 3 day of October November, 19 87.

Personally appeared the above named John A. McGowan and Regina M. McGowan and acknowledged the foregoing

Instrument to be their voluntary act and deed.



Before me: Doris J. Young
Notary Public for California
My Commission Expires: 7/22/91

John A. & Regina M. McGowan

GRANTOR'S NAME AND ADDRESS

Sue B. Barnes

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sue B. Barnes

9570 Tingley Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Sue B. Barnes

9570 Tingley Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE
Deputy

20116

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.
3. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lyign below the ordinary high water line of the Williamson River and public rights of fishing and recreation in and to the shoreline of said river.
4. All matters arising from any shifting in the course of Williamson River, including, but not limited to, accretion, reliction and avulsion.
5. Reservations set out in Land Status Report recorded in Book 311 at page 570, as disclosed by Deed recorded October 28, 1968 in Book M-63 at page 9664.
6. Agreement, recorded November 4, 1965 in Book M-65 at page 3379.
7. Conditions and restrictions in Deed recorded October 28, 1968 in Book M-68 at page 9664.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 5th day
of November 87 at 3:54 o'clock P M., and duly recorded in Vol. 887,
Deeds on Page 20115
By Evelyn Biehn, County Clerk Pat Smith

FEE \$15.00