



#04032701

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

R. E. DOWELL
1831 Kimberly Drive
Klamath Falls, OR 97603

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

LOWELL R. SHARP and MARY JO SHARP, husband and wife hereinafter
called grantor, convey(s) to R. E. DOWELL hereinafter called
grantee, all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" (ON THE REVERSE SIDE HEREOF)

"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." *AE*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1988-89 taxes, a
lien not yet payable. 2) Regulations, including levies, liens
and utility assessments of the City of Klamath Falls. 3)
Conditions, Restrictions as shown on the recorded plat. 4) Party
Wall Agreement, recorded April 20, 1977 in Book M-77 at page
6736. 5) Party Wall Agreement, recorded August 24, 1982 in Book
M-82 at page 14906.

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
\$75,000.00.

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 18th day of October 1988.

Lowell R. Sharp
LOWELL R. SHARP

Mary Jo Sharp
MARY JO SHARP

STATE OF OREGON, County of Klamath)ss.

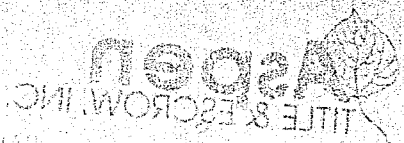
On this 18th day of October, 1988,

Personally appeared the above named LOWELL R. SHARP and MARY JO
SHARP and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Shirley E. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

'88 OCT 19 AM 11 34

EXHIBIT "A"



All of Lot 10 and portions of Lots 8 and 9, Block 8 of RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, lying Southerly of the extension of a line running Northeasterly and Southwesterly located in the center of the common wall separating the building located substantially on said Lot 8 and the building located substantially on said Lots 9 and 10, in the County of Klamath, State of Oregon, said line being more particularly described as follows:

Beginning at a point on the West line of Lot 9, said point being South 00 degrees 21' East, a distance of 0.92 feet from the Northwest corner of Lot 9; thence North 89 degrees 20' 48" East along the centerline of said common wall and its Northeasterly and Southwesterly extensions, a distance of 135.20 feet to a point on the East line of Lot 8; a distance of 0.04 feet Northwesterly from the Southeast corner of Lot 8.

SEE ATTACHED EXHIBIT "A" (ON THE REVERSE SIDE HEREOF)
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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

and covenants (2) that granted to the owner of the above described property title of all occurrences except in 1988-89 taxes, a then not yet payable, (3) regulations, including levies, (4) and utility assessments as shown on the recorded plat (A) partly contained, recorded north of (B) in Book M-17 at page 17554, and (5) that the owner of the above described property will maintain the same in accordance with the laws of the State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title Co.
of Oct. A.D., 19 88 at 11:34 o'clock A.M., and duly recorded in Vol. M88
of Deeds
FEE \$13.00
on Page 17554
By Evelyn Biehn County Clerk
Gauline Nielsen

IN WITNESS WHEREOF, the County has executed this instrument this 16th day of October 1988.
DAVID R. SHARP
DAVID R. SHARP
CLERK OF COUNTY, COUNTY OF KLAMATH, OREGON.
ON this 16th day of October, 1988,
appeared the above named DAVID R. SHARP and HARRY JO SHARP and acknowledged the foregoing instrument to be their act and deed.
Notary Public for Oregon
My Commission Expires 12-31-91