



TITLE & ESCROW, INC. WARRANTY DEED - INDIVIDUAL
32705

AFTER RECORDING RETURN TO:
MELBA I. SPURGEON

P.O. Box 4089
Crestline, CA 92325

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

EDWARD T. MCCLURE, M.D.P.C. hereinafter called grantor,
convey(s) to MELBA I. SPURGEON, hereinafter called grantee all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 7, Block 39, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2.
2. Subject to rules and regulations of Fire Patrol District.
3. This property lies within and is subject to the levies and assessments of the Klamath Forest Estates Road District.
4. Subject to an undivided 1/2 interest in oil, gas and mineral rights as reserved in Deed from Ada Parsons Sparretorn to Henry P. Cox, et al., recorded June 11, 1936, in Book 106 at page 460, Deed Records of Klamath County, 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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above.

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
\$2,000.00.

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 26th day of October, 1988.

Edward T. McClure M.D.P.C.
EDWARD T. MCCLURE, M.D.P.C.

STATE OF OREGON, County of KLAMATH)ss.

October 31, 1988.

Personally appeared the above named EDWARD T. MCCLURE, M.D.P.C.
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me: Sandra Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-89

NOV 9 11 29 AM '88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Nov. A.D., 19 88 at 11:29 o'clock A.M., and duly recorded in Vol. M88,
of Deeds on Page 18922,
FEE \$13.00 Evelyn Biehn, County Clerk
By Pauline Mullendare