



02033093

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 MICHAEL SCOTT CAMPBELL
 LEO J. BRENNAN, JR.
 MARGARET A. BRENNAN
 P. O. BOX 246
 KENO, OREGON 97627

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

WALTER M. CROWTHER and KATHRYN J. CROWTHER, husband and wife
 hereinafter called grantor, convey(s) to MICHAEL SCOTT CAMPBELL
 and LEO J. BRENNAN, JR. and MARGARET A. BRENNAN, husband and
 wife, not as tenants in common, but with full rights of
 survivorship all that real property situated in the County of
 KLAMATH, State of Oregon, described as:

Lot 18, Block 2, KLAMATH RIVER SPORTSMAN ESTATES, in the County
 of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of
 Klamath River Sportsman Estates.
2. Declaration of Conditions and Restrictions, but omitting any
 restrictions based on race, color, religion or national origin
 appearing of record:
 Recorded: May 6, 1968
 Book: M-68
 Page: 4084
3. Utility easements as delineated on the recorded plat along
 back and side lot lines.
4. Set back provisions as delineated on the recorded plat, 20
 feet from front lot line.
5. Subject to rules and regulations of Fire Patrol District.
6. Any improvement located upon the insured property, which
 constitutes a mobile home as defined by Chapter 801, Oregon
 Revised Statutes, is subject to registration and taxation as
 therein provided and as provided by Chapter 308, Oregon Revised
 Statutes.

"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." *MSC JCS MAB*

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
 \$35,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

Continued on next page

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of February, 1989.

Walter M. Crowther
WALTER M. CROWTHER

Kathryn J. Crowther By
Walter M. Crowther
KATHRYN J. CROWTHER, by her attorney
in fact, WALTER M. CROWTHER

STATE OF OREGON, County of Klamath)ss.

FEBRUARY 7, 1989.

Personally appeared the above named WALTER M. CROWTHER and
acknowledged the foregoing instrument to be HIS voluntary act
and deed:

Before me: Marlene J. Addington
Notary Public for OREGON
My Commission Expires: 3-22-89

STATE OF OREGON, County of Klamath)ss.

February 7, 1989.

Personally appeared WALTER M. CROWTHER, who, being duly sworn
did say that he is the attorney in fact for KATHRYN J. CROWTHER,
and that he executed the foregoing instrument by authority of
and in behalf of said principal; and he acknowledged said
instrument to be the act and deed of said principal.

Before me: Marlene J. Addington
Notary Public for OREGON
My Commission Expires: 3-22-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Feb. A.D., 19 89 at 3:05 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 2409
Evelyn Biehn County Clerk
By Debbie Mullenbarger

FEE \$13.00