

#05033492
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAY E. GOULD
LADONNA L. GOULD
4611 Sturdivant
Klamath Falls, Or. 97603

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

BERT LEE FERRELL AND C. BETH FERRELL, Husband and Wife
hereinafter called GRANTOR(S), convey(s) to JAY E. GOULD and
LADONNA L. GOULD, Husband and Wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

lot 23, Block 5, Tract #1025, WINCHESTER, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-11CD TL 9700 KEY #555633

"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: 1) Conditions,
Restrictions as shown on the recorded plat of Winchester. 2)
Declaration of Conditions and restrictions recorded September 9,
1971 in Book M-71 Page 9617. 3) Regulations, including levies,
assessments, water and irrigation rights and easements for
ditches and canals, of Klamath Irrigation District. 4)
Regulations, including levies, liens, assessments, rights of way
and easements of the South Suburban Sanitary District.

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
\$37,500.00.

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 17th day of July 1989.

Bert Lee Ferrell
BERT LEE FERRELL ATTORNEY IN FACT

C. Beth Ferrell
C. BETH FERRELL ATTORNEY IN FACT

STATE OF OREGON, County of MULTNOMAH) ss.

Date: July 20, 1989

Personally appeared the above named BERT LEE FERRELL AND C. BETH
FERRELL and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: W. B. R. H.
Notary Public for MULTNOMAH County, State of Oregon
My Commission Expires: 12-8-91

89 JUL 21 PM 3 45

13387

KNOW ALL MEN BY THESE PRESENTS, That I, We, Bert Lee Ferrell and C. Beth Ferrell, Husband/Wife have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Stephen M. Ferrell my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as to him shall seem meet, all or any portion of the following described real property situate, lying and being in the county of Klamath in the state of Oregon and more particularly described, as follows, to-wit:

Lot 23 in Block 5 of TRACT 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

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

Dated 23 April, 1988

Bert Lee Ferrell

C. Beth Ferrell

C. Beth Ferrell

STATE OF OREGON, County of

) ss.

13 April, 1988

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

Notary Public

Ralea Aminuddin-Muchsin Panjiamom

Notary Public for Oregon. My commission expires

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21st day of July, 1989, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M89 on page 13386 or as document/fee/file/instrument/microfilm No. 2882. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy



POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

Aspen Title

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$13.00