

10263

K-41966

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## STATUTORY WARRANTY DEED

MUREL A. LONG and BARBARA E. LONG, as tenants in common, Grantors, convey and warrant to LAWRENCE AND JUNE SOWELL, husband and wife, as to 1/2 interest and JOHN L. SOWELL, as to 1/2 interest, not as tenants in common but with rights of survivorship, Grantee, the following described real property, in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$60,000.

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.

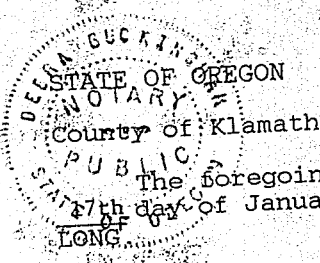
Until a change is requested, all tax statements are to be sent to the following address:

Lawrence and June Sowell  
John L. Sowell  
P.O. Box 422  
Merrill, OR 97633

Dated this 17th day of January, 1990.

Murel A. Long

Barbara E. Long



] ss.  
]

The foregoing instrument was acknowledged before me this 17th day of January, 1990, by MUREL A. LONG and BARBARA E. LONG.

Debra Buckingham  
Notary Public for Oregon  
My Commission expires: 12-19-92

After Recording & Taxes  
John L. Sowell  
P.O. Box 675  
Merrill, Oregon 97633

PROCTOR & FAIRCLO  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

90 JAN 18 11 10 AM '90

## EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

That portion of the SE $\frac{1}{4}$  lying South of the Railroad right of way, in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM the following described parcel: Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 E.W.M.; running thence North 0°29' West along the quarter line, which line is also the East boundary of Sunshine Tracts a distance of 674 feet to an iron pin; thence South 89°51' East a distance of 193.9 feet to a point; thence South 0°29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the centerline of the Dalles California Highway; thence North 89°57' West along said South section line a distance of 193.9 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to United States of America by deed dated October 9, 1908, recorded October 13, 1908, in Volume 25 page 135, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 18th day  
of Jan. A.D., 19 90 at 10:06 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 1167.

Evelyn Biehn County Clerk

By Pauline Mulendare

FEE \$33.00