

#05034729
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Dale S. McDowell, Jr.
2110 Watson Street
Klamath Falls, OR. 97603

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

WILLIAM W. CLANTON and EDWINA T. CLANTON, husband and wife
hereinafter called GRANTOR(S), convey(s) to DALE S. MC DOWELL,
JR. and PAMELA J. MC DOWELL, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

A portion of N 1/2 NE 1/4 NE 1/4 SE 1/4 NE 1/4 NE 1/4, Section 1,
Township 39 South, Range 9 East of the Willamette Meridian, in
the County of Klamath, State of Oregon.

Code 91, Map 3909-1AA, TL 100.

"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." *DM*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules,
regulations and statutory powers of South Suburban Sanitary
District. 2) This property lies within and is subject to the
levies and assessment of the Basin View Drainage District. 3)
This property lies within and is subject to the levies and
assessments of the Moyina Wate District. 4) Rights of the public
in and to any portion of the herein described premises lying
within the boundaries of roads or highways. 5) Recitals in Deed
recorded November 17, 1944 in Book 170 at page 539, Deed
Records of Klamath County.

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
\$19,900.00.

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 24th day of January, 1990.

William W. Clanton
WILLIAM W. CLANTON

Edwina T. Clanton
EDWINA T. CLANTON

STATE OF OREGON, County of Klamath)ss.

January 29, 1990.

Personally appeared the above named WILLIAM W. CLANTON and
EDWINA T. CLANTON and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me, *Harlene P. Addington*
Notary Public for Oregon

My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Feb. A.D., 19 90 at 11:10 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 2465.

FEE \$28.00

Evelyn Biehn, County Clerk
By *Pauline Mulindere*

90 FEB 6 AM 11 10