

11047

Vol. mgd Page 2484
**Aspen**  
 TITLE & ESCROW, INC.
#01034562  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
 MR. AND MRS. DALE S. MC DOWELL, JR.  
 2110 Watson  
 Klamath Falls, OR. 97601

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

W. ALAN BOWKER 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT 'A' ATTACHED HERETO AND  
 BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET  
 FORTH HEREIN.....

"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." *Am*

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except: 1) Regulations,  
 including levies, assessments, water and irrigation rights and  
 easements for ditches and canals, of Enterprise Irrigation  
 District. 2) Rules, regulations and statutory powers of South  
 Suburban Sanitary District. 3) This property lies within and is  
 subject to the levies and assessment of the Basin View Drainage  
 District. 4) Federal Tax Lien, Collector No. 88000083 1708,  
 recorded January 28, 1988, in Book M-88, page 1344, which  
 Federal Tax Lien Grantees herein do NOT agree to assume and pay  
 and Grantor herein hereby holds Grantees harmless therefrom.

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  
 \$45,000.00.

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 24th day of January, 1990.

*W. Alan Bowker*  
 W. ALAN BOWKER

STATE OF OREGON, County of Klamath)ss.

January 29, 1990

Personally appeared the above named W. ALAN BOWKER and  
 acknowledged the foregoing instrument to be his voluntary act  
 and deed.

Before me: *Darlene P. Addington*  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1993.

90 FEB 6 AM 11

## EXHIBIT "A"

A tract of land situated in the E 1/2 of the NE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 1; thence South 89 degrees 52' 12" West 803.38 feet to the Southeasterly corner of Tract 1120 Second Addition to East Hills Estates, a duly recorded subdivision; thence along the Easterly line of said subdivision the following courses: North 23 degrees 48' 21" East 78.88 feet, North 67 degrees 54' 18" West 119.16 feet, North 35 degrees 35' 27" West 125.43 feet, North 21 degrees 48' 05" West 134.63 feet, North 78 degrees 45' 22" East 187.87 feet, along the arc of a curve to the right (radius point bears North 78 degrees 45' 22" East 170.00 feet, central angle = 11 degrees 14' 38") 33.36 feet, East 144.45 feet, North 06 degrees 58' 05" West 111.22 feet, North 19 degrees 03' 28" West 641.00 feet, North 43 degrees 21' 11" West 111.50 feet to the Southwesterly corner of proposed Tract 1158 Third Addition to East Hills Estates; thence along the Southeasterly line of said proposed tract the following courses: North 46 degrees 38' 49" East 129.51 feet, South 43 degrees 21' 11" East 15.74 feet, North 46 degrees 38' 49" East 275 feet, more or less, to the East line of the W 1/2 E 1/2 NE 1/4 of said Section 1; thence Southerly to the Northwest corner of the SE 1/4 SE 1/4 NE 1/4 of said Section 1; thence Easterly to the Northeast corner of the said SE 1/4 SE 1/4 NE 1/4; thence Southerly to the point of beginning, with bearings based on said Tract 1120.

CODE 91 MAP 3909-1AA TL 101  
CODE 91 MAP 3909-1AD TL 200

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 11:11 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 2484

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mueller