

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

MAURICE D. SPILLANE AND YVONNE P. SPILLANE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. MCDOWELL
AND SANDRA J. MCDOWELL, HUSBAND AND WIFE, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those
of record and apparent to the land

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of January, 1990;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officer authorized thereto by
order of its board of directors.

Maurice D. Spillane
Maurice D. Spillane

Yvonne P. Spillane
Yvonne P. Spillane

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____ and

_____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

_____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON)
County of Klamath) ss.

January 15, 1990

Personally appeared the above named

MAURICE D. SPILLANE AND
YVONNE P. SPILLANE

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 7-6-90

Maurice D. & Yvonne P. Spillane

8080 Mantle Rd
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Richard J. & Sandra J. McDowell

12874 J. Hwy 140E
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal

540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON) ss.

County of _____

I certify that the within instrument was
received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MTC NO: 22961

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the SE1/4 of the SW1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which lies between the Lakeview Highway and the O.C. & E. Railroad right of way, lying West of the following described property:

Starting at the quarter section corner which is common to Section 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0 degrees 35' West a distance of 562.8 feet along the North-South centerline of Section 15; thence North 17 degrees 46' West a distance of 184.7 feet to the point of beginning, which point of beginning is on the Southerly right-of-way of the Klamath Falls-Lakeview Highway. From this said point of beginning thence North 57 degrees 46' West a distance of 187.5 feet along said Southerly right-of-way line of Klamath Falls-Lakeview Highway; thence South 0 degrees 16' East a distance of 216.6 feet to a point on the Northerly right-of-way line of the O.C. & E. Railroad; thence South 89 degrees 55' East a distance of 157.9 feet along said Northerly right-of-way line of the O.C. & E. Railroad; thence North 0 degrees 16' West a distance of 116.8 feet to the point of beginning.

Tax Account No: 3910 01500 01700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Feb. A.D., 19 90 at 4:23 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 3094.

FEE \$33.00

Evelyn Bighn County Clerk

By C. Mullen