



Att # 35063
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAMES C. MC CLELLAN
MARY H. MC CLELLAN
231 E. Main St.
Klamath Falls, Or. 97601

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

ROBERT L. HOWARD AND BONNIE MAE HOWARD, Husband and Wife
hereinafter called GRANTOR(S), convey(s) to JAMES C. MC CLELLAN
and MARY H. MC CLELLAN, Husband and Wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lots 11 and 12, Block 23, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-19DC TL 8800

"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) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of Buena Vista Addition to the City of Klamath
Falls.

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
\$8,000.00.

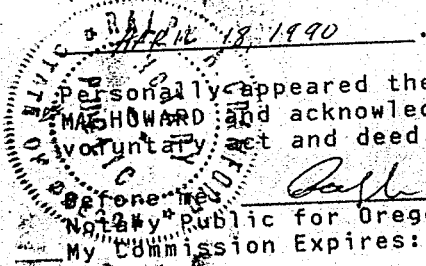
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 17 day of April 1990.

Robert L. Howard
ROBERT L. HOWARD

Bonnie Mae Howard
BONNIE MAE HOWARD

STATE OF OREGON, County of Klamath)ss.



personally appeared the above named ROBERT L. HOWARD AND BONNIE
MAE HOWARD and acknowledged the foregoing instrument to be their
voluntary act and deed.

Notary Public for Oregon
My Commission Expires: March 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of April A.D. 19 90 at 10:36 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 7150

FEE \$28.00

Evelyn Biehn County Clerk

By Sandra M. Mullendore

790 APR 19 AM 10 36