



K-42367

STATUTORY WARRANTY DEED (Individual or Corporation)

J. BRUCE OWENS AND E. MARIE OWENS

Grantor,

conveys and warrants to DONALD E. ROWLETT AND JEAN ROWLETT, husband and wife

Grantee,

the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easement of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 170,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 9th day of July 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.
J. Bruce Owens
J. BRUCE OWENS

E. Marie Owens
E. MARIE OWENS
STATE OF OREGON, County of Klamath)ss.The foregoing instrument was acknowledged before me
this 9th day of July 19 90
by J. Bruce Owens and a
E. Marie Owens

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____ and
by _____ and
by _____ of _____
a corporation, on behalf of the corporation.
Debra Bullock
Notary Public for Oregon
My commission expires: 12-19-92
Notary Public for Oregon
My commission expires:

After recording return to:

Mr. & Mrs. Donald E. Rowlett
16799 Highway 66
Ashland, Oregon 97520
NAME, ADDRESS, ZIP

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

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

PARCEL 2: Lots 3, and 6 thru 8 Block 13, Lots 3 and 4 Block 20, all in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and
A parcel of real property situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20, which point is the intersection of the Easterly right of way line of Vacated Lexington Avenue and the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20; thence South along the Easterly right of way line of Vacated Lexington Avenue to a point lying N. 87°15'03" E. a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 Vacated Eldorado Heights Addition; thence S. 87°15'03" W. a distance of 59.61 feet; thence S. 58°08' W. a distance of 105.00 feet; thence N. 31°51'30" W. a distance of 518.90 feet; thence N. 67°07'45" W. a distance of 63.30 feet; thence N. 41°07'30" E. a distance of 120.00 feet; thence N. 19°28'38" E. a distance of 781.79 feet; thence N. 89°58'15" E. a distance of 80.00 feet to the West right of way line of Vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning. Together with all vacated streets and alleys adjacent to all the above described property. SAVING AND EXCEPTING any portion of the above lying within Nob Hill Replat.

PARCEL 3: Lot 5 in Block 13 in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with all vacated streets and alleys adjacent to all the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 10th day
of July A.D., 19 90 at 10:07 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 13559.

FEE \$33.00

EVELYN BIEHN

By

County Clerk

Bernetha A. Heltsch