

Account No. 2406-1CA-2100

Key: 144579

K-42282

WARRANTY DEED -- STATUTORY FORM

WILLIS O. CHILDERS and ALICE CHILDERS, husband and wife, Grantors, convey and warrant to RONALD W. WINNER and JEAN F. BLOUGH, Grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, the following described real property free from encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pipe which is North 1331.79 feet and East 2078.17 feet from the Southwest corner of said Section 1; thence N. 88°16' E., a distance of 75 feet to an iron pipe; thence North 01°44' West to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is N. 01°44' W. of the point of beginning; thence S. 01°44' E. to the point of beginning.

The said property is free from all encumbrances except:

1. Right of the Federal Government, the State of Oregon, and the general public in any portion of the property lying below the high water line of Crescent Creek.

2. First and Second Trust Deeds related to Grantees purchase of the property and liens and encumbrances suffered or permitted by Grantees.

The true consideration for this conveyance is \$30,000.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 8th day of November, 1990.

Willis O. Childers
Willis O. Childers

Alice Childers
Alice Childers

State of Oregon, County of Lane) ss. November 8th, 1990

Personally appeared the above named Willis O. Childers and Alice Childers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Debbie Crum
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-17-93

Debbie Crum
DEBBIE CRUM
NOTARY PUBLIC OREGON
My Commission Expires: 5-17-93

Send tax statements to & return: 1515 Edison
Grantees address: Cottage Grove, OR 97424

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day of Nov. A.D. 19 90 at 11:45 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 22652.

Evelyn Biehn County Clerk

By Pauline Mulendare

FEE \$28.00

54 NOV 14 AM 11 45
1990 NOV 14 AM 11 45