



KLAMATH COUNTY TITLE COMPANY

K-43306
STATUTORY WARRANTY DEED
 (Individual or Corporation)

MONTI'S CONSTRUCTION INCORPORATED

conveys and warrants to THOMAS W. MCGOWAN AND BARBARA MCGOWAN, husband and wife, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon.

An undivided one half interest in and to the following described real property

A parcel of land situated in the NW¹/₄SE¹/₄ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, and being a portion of Vacated Block 7, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeasterly corner of Lot 19, Block 8 of said addition; thence N.49°03'38" E. a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence S.32°04'46"E. a distance of 193.24 feet along the mid-block line of said Block 7; thence S.58°02'22"W. a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence N.31°57'38"W. a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet, (a radial bearing from said point being S.57°58'06"W.); thence Northwesterly along arc of said curve 117.58 feet to the point of beginning.

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded November 19, 1990 in Volume M90 on page 23136, in favor of Klamath First Federal Savings & Loan Association, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

The true consideration for this conveyance is \$ 35,000.00 (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 25th day of June 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

MONTI'S CONSTRUCTION INCORPORATED

BY: [Signature]

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me
 this 25th day of June 19 91
 by Martin I. Monti, President and
James J. Monti, Vice President
 of Monti's Construction, Inc.
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires:

[Signature]
 Notary Public for Oregon
 My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Thomas W. McGowan
 711 Pine Grove Road
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Thomas McGowan
 711 Pine Grove Road
 Klamath Falls, Oregon 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title co.

on this 26th day of June A.D., 19 91
 at 1:21 o'clock P M. and duly recorded
 in Vol. M91 of Deeds Page 12212
 Evelyn Biehn County Clerk
 By [Signature] Deputy.

Fee, \$28.00