

74299

WARRANTY DEED

(Statutory Form)

MTC 31914

Vol. m94 Page 1038

GRANTOR:

HELEN M. MUHA

CONVEYS AND WARRANTS TO

GRANTEE:

ROBERT W. LOWELL AND DEBRA A. LOWELL
husband and wife

the following described real property free of encumbrances except as specifically set forth herein:

The W 1/2 N 1/2 S 1/2 NW 1/4 of Section 19, Township 25 South, Range 8
East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the hereind escribed premises lying within the limits of streets, roads or highways.
2. Reservations contained in Deeds from Klamath County, Oregon, recorded in Deed Book 142, at page 264 and Deed Book 142, age page 353, as follows: "Subject to all existing rights of way of utilities, highways, roads and the like."
3. Limited Access in Deed, subject to the terms and provisions thereof, from Ivory Pine Co. a California corporation to State of Oregon, by and through its State Highway Commission, recorded January 5, 1956 in Deed Book 280, age page 267.
4. Right of way for roadway, subject to the terms and provisions thereof, given by Ivory Pine Company, a corporation, and Eugene C. Venn and Sarah S. Venn, husband and wife to The United States of America, dated April 21, 1966, recorded May 27, 1966, Volume M66 at page 566, Microfilm Records of Klamath County, Oregon. Covers N 1/2 SW 1/4 and SW 1/4 SW 1/4 Section 1, Township 26 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax #161014

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 10,000.00
if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors. However,

GRANTOR: Helen M. Muha
Helen M. Muha

DATED: Dec. 30, 1993

Until a change is requested, all tax statements shall be sent to the following address:
Mr. and Mrs. Robert W. Lowell: 570 S. 47th, Springfield, OR 97478

STATE OF OREGON, County of Riverside ss.

Date: 12/30/93
Personally appeared the abovenamed Helen M. Muha

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Dee Freeman
NOTARY PUBLIC FOR OREGON California
MY COMMISSION EXPIRES:

STATE OF OREGON, County of _____ ss.
Date: _____

Personally appeared _____, who being sworn, stated that he/she is the _____ of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:

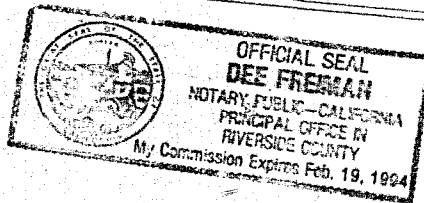
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title co
on this 11th day of Jan A.D., 19 94
at 10:45 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 1038
Evelyn Biehn County Clerk

By Debra A. Lowell
Deputy.

Fee, \$30.00



NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co.
P O Box 6178
Bend, OR 97708