

KNOW ALL MEN BY THESE PRESENTS, That

TED DOWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD HARLOW WHEELER AND EVA ROSELLA WHEELER, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of CLATSOP and State of Oregon, described as follows, to-wit:

PARCEL 1: N1/2 NE1/4 SE1/4 NW1/4 and that portion of the N1/2NW1/4 SW1/4 NE1/4 lying West of State Highway 232, all in Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: S1/2 SE1/4 NE1/4 NW1/4 of Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The grantee accepts the condition of the property in all respects "as is" and the provisions of the earnest money agreement relating to the condition of the property shall not merge into this document. "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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930 IN ALL ZONES

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record, and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of March, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

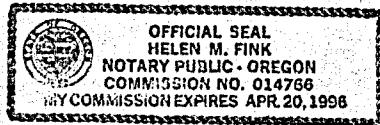
STATE OF OREGON, )  
County of KLAMATH ) ss.  
3/17, 19 94.

Ted Dowell  
TED DOWELL

Personally appeared the above named  
TED DOWELL

and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: Helen M. Fink  
Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

TED DOWELL  
784 BINSHADLER STREET  
LEBONON, OR 97355

GRANTOR'S NAME AND ADDRESS

RICHARD HARLOW WHEELER & EVA ROSELLA WHEELER  
29960 NEWSOM DRIVE  
GRANDE RONDE, OR 97347

ANY recording returns to:

RICHARD HARLOW WHEELER & EVA ROSELLA WHEELER  
29960 NEWSOM DRIVE  
GRANDE RONDE, OR 97347

NAME, ADDRESS, ZIP

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

RICHARD HARLOW WHEELER & EVA ROSELLA WHEELER  
29960 NEWSOM DRIVE  
GRANDE RONDE, OR 97347

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 17th day of March, 19 94, at 3:46 o'clock P M., and recorded in book M94 on page 8227 or as file/reel number 77711.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Douglas Meuland Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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