

KNOW ALL MEN BY THESE PRESENTS, That

DALE S. MC DOWELL and PAMELA J. MC DOWELL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES T. EBNER and KATHY S. EBNER, as tenants by the entirety, 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 KLAMATH and State of Oregon, described as follows, to-wit:

Lot 5 of Tract 1289, FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property, rights, interests, claims, demands, or obligations, the grantor hereby warrants and forever defends 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.~~

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 26th day of August, 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.
August 26, 19 94.

Personally appeared the above named _____

DALE S. MC DOWELL
PAMELA J. MC DOWELL

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



DALE S. MC DOWELL

PAMELA J. MC DOWELL

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)

DALE S. MC DOWELL and PAMELA J. MC DOWELL
2110 WATSON
KLAMATH FALLS OR 97603
GRANTOR'S NAME AND ADDRESS

CHARLES T. EBNER and KATHY S. EBNER
2228 KIMBERLY DR
KLAMATH FALLS OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLES T. EBNER and KATHY S. EBNER
2228 KIMBERLY DR
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address.

CHARLES T. EBNER and KATHY S. EBNER
2228 KIMBERLY DR
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Jan., 19 95, at 1:40 o'clock P.M., and recorded in book MO5 on page 1390 or as file/reel number 93795

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By _____ Deputy

Fee \$30.00