

96898

MOUNTAIN TITLE COMPANY

Vol. M95 Page 7087WARRANTY DEED
MTC 34913 MS

KNOW ALL MEN BY THESE PRESENTS, That
WILSON L. ROWE and NELMA J. ROWE
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
T. C. DAEUBLE, JR.
 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 13 IN BLOCK 102 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,
 PLAT NO. 4, 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 \$ 2,400.00

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.

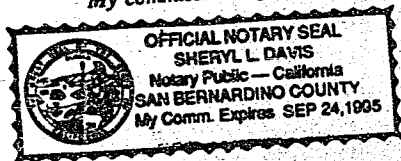
In Witness Whereof, the grantor has executed this instrument this 20th day of March, 19 95;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

California
 STATE OF OREGON,
 County of San Bernardino) ss.
March 20, 19 95.

Personally appeared the above named _____
WILSON L. ROWE
NELMA J. ROWE

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

Before me: Sheryl L. Davis
 Notary Public for Oregon
 My commission expires: 9-24-95



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 _____ (SEAL)
 My commission expires: _____

WILSON L. ROWE and NELMA J. ROWE
10626 4TH AVENUE
HESPERIA, CA 92345
 GRANTOR'S NAME AND ADDRESS

T. C. DAEUBLE, JR.
P.O. BOX 7607
KLAMATH FALLS, OR 97602
 GRANTEE'S NAME AND ADDRESS

After recording return to:
T. C. DAEUBLE, JR.
P.O. BOX 7607
KLAMATH FALLS, OR 97602
 NAME, ADDRESS, ZIP

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

T. C. DAEUBLE, JR.
P.O. BOX 7607
KLAMATH FALLS, OR 97602
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was received for record on the 24th day of March, 19 95, at 3:41 o'clock P. M., and recorded in book M95 on page 7087 or as file/reel number 96898.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Berntha G. Lersch, CO Clerk
By Sheryl L. Davis Recording Officer
Deputy

FEE: \$30.00

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03-24-95FC3:41 KCVL

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