

6529

Vol. M95

Page

25653

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48410
ESCROW NO: 27-23647
TAX ACCT. NO:
MAP NO:

GRANTEE'S NAME AND ADDRESS:

ARTHUR S. GOWDY
P. O. BOX 104
CHEMULT, OR 97731

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JAMIE ELLEN NIEMAN, an individual Grantor,

conveys and warrants to:

ARTHUR S. GOWDY and BULAH J. GOWDY, husband and wife, Grantee,

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

Lots 6 and 7, Block 1, NORTH BEAVER MARSH, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO:

1. Taxes for 1995-96, a lien not yet due and payable.
 2. Conditions and restrictions, as set forth in that certain lease
between the United States of America, recorded December 4th 1952 in
Volume 258, page 128, Deed records of Klamath County, Oregon.
 3. Reservations and restrictions, recorded December 10th 1954 in Volume
271 page 112, Deed records of Klamath County, Oregon.
 4. Reservation and restrictions contained in the dedication of North
Beaver Marsh Addition.
 5. Deed of Trust, recorded March 29th 1995 in Volume M95, page 7471, Mortgage
records of Klamath County, Oregon in favor of Beneficial Oregon Inc., dba
Beneficial Mortgage Co., shall remain as the responsibility of the Grantor herein.
- 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.

The true consideration for this conveyance is \$30,000.00 . However, 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.

Dated this 18 day of September, 1995.

GRANTOR(S):

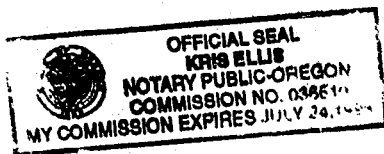
Jamie E. Nieman
JAMIE ELLEN NIEMAN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on September 18, 1995,
by JAMIE ELLEN NIEMAN

Kris Ellis
Notary Public for Oregon

My commission expires: 07-24-98



09-22-95A11:16 RCVD

~~SECRET~~

[illegible]

25653-A

Filed for record at request of Klamath County Title the 22nd day
of Sept A.D., 19 95 at 11:16 o'clock A M., and duly recorded in Vol. M95,
of _____ of Deeds on Page 25653.

FEE \$35.00

By Bernetha G. Leisch, County Clerk

NY 34 31:1A20-55-80

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to know and to understand of a legal case and will be able

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6-12-78 10:00 AM 10:00 AM 10:00 AM

[illegible]