

MTC 36412 KR

WARRANTY DEED

JOHN C. POWELL and SHEILA M. POWELL, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey
ROBERT J. DOBSON, a single person
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 6 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. ~~EXCEPTING THEREFROM~~ the Northerly 30 feet and the Southerly
15 feet thereof.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: Robert J. Dobson, P.O. Box 522, Keno, OR 97627

Dated this 7th day of October, 1995.

X John C. Powell
JOHN C. POWELL

X Sheila M. Powell
SHEILA M. POWELL

NOTARY ACKNOWLEDGEMENT

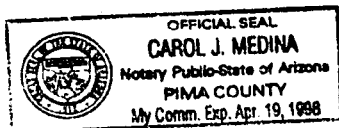
STATE OF ARIZONA ss. October 7 19 95

COUNTY OF Pima

Personally appeared the above named _____

JOHN C. POWELL and SHEILA M. POWELL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Carol J. Medina

Notary Public for ARIZONA

My commission expires 4-19-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 10th day
of October A.D., 19 95 at 3:42 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 27329.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Annette Mueller