

MTC 36617 KR

## WARRANTY DEED

MUNNELL & SHERRILL, INC., an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell and convey  
DONALD E. ROWLETT and JEAN ROWLETT, husband and wife,  
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:

Lots 13B, 14A, 14B and 15A in Block 7, RAILROAD ADDITION to the City of  
Klamath Falls, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 16799 HWY 66, Ashland, OR 97520

Dated this 13th day of November, 1995

MUNNELL & SHERRILL, INC.

X BY: Gary L. Butts VICE PRES.  
GARY L. BUTTS

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 13, 1995

by GARY L. BUTTS

as VICE PRESIDENT

of MUNNELL & SHERRILL, INC., an Oregon corporation

Kristi L. Redd  
Notary Public of Oregon

My commission expires 11/16/95



Return to:

DONALD E. ROWLETT  
16799 HWY-66  
ASHLAND OR 97520

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company  
on this 14th day of November A.D., 19 95  
at 11:49 o'clock A.M. and duly recorded  
in Vol. M95 of Deed Page 31024  
Bernetha G. Lessch County Clerk  
By Cornette Mueller  
Deputy.

Fee, \$30.00