

MTC 37286KR

DALE S. MC DOWELL, JR. and PAMELA J. MC DOWELL, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
CHRISTOPHER N. WEIDMAN and STEPHNIE C. WEIDMAN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 195,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2110 WATSON STREET, KLAMATH FALLS, OR 97603

Dated this 23rd day of February, 1996.

Dale S. McDowell, Jr.
DALE S. MC DOWELL, JR.

Pamela J. McDowell
PAMELA J. MC DOWELL

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. February 23 19 96
COUNTY OF KLAMATH

Personally appeared the above named

DALE S. MC DOWELL, JR. & PAMELA J. MC DOWELL

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to:

CHRISTOPHER N. WEIDMAN
2110 WATSON STREET
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 20, Block 2 of TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A portion of Lot 19, Block 2, Tract 1158, THIRD ADDITION TO EAST HILLS ESTATES in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 19; thence along the lot line common to Lots 19 and 20, South 55 degrees 06'09" West 66.53 feet; thence, leaving said lot line, North 47 degrees 08'10" East 67.31 feet to a point on the Southwesterly right of way line of Watson Street, thence following said right of way line 9.32 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears South 34 degrees 05'19" East 9.32 feet. to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day
of February A.D., 19 96 at 10:25 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 5372.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *Cathy Sursee*