

96 MAY -1 P3:52

17296

WARRANT DEED

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WTC 37837MS

WILLARD E. GOWING AND RENA R. GOWING, TRUSTEES OF THE GOWING LIVING TRUST DATED DECEMBER 10, 1991,

Grantor(s) hereby grant, bargain, sell and convey to:
JON M. SHEPPARD and RITA A. SHEPPARD, 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:

THE E1/2 OF THE SE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, 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 whomscever, 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 \$ 36,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 25836 SPRAGUE RIVER ROAD, SPRAGUE RIVER, OR 97639

Dated this 26 day of APRIL, 1996

Willard E. Gowing
WILLARD E. GOWING, TRUSTEE

Rena R. Gowing
RENA R. GOWING, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. APRIL 27 1996
COUNTY OF LANE

Personally appeared the above named WILLARD E GOWING AND RENA R GOWING,

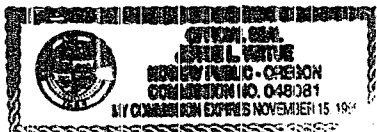
trustees of the Gowing Living Trust Dated December 10, 1991

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

James S. Virtue
Notary Public for OREGON

My commission expires 11-15-99



(seal)

ESCROW NO. MT37837-MS

Return to:

JON M. SHEPPARD
25836 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR 97639

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 1st day of May A.D. 19 96
at 3:52 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 12361
Bernetha G Letsch, County Clerk
By James S. Virtue

Deputy.

Fee. \$30.00