

MTC3858103

THOMAS W. MCGOWAN and BARBARA L. MCGOWAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: DANIEL LEE JACKSON and TAYARA JACKSON, husband and wife, AND ROBERT E. SHERINIAN*** 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:

***ALL WITH THE RIGHTS OF SURVIVORSHIP

Lot B in Block A of NICHOLS ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, according to the Supplemental Plat of Block A of NICHOLS ADDITION now on file in the office of the County Clerk of Klamath County, Oregon:

ALSO two (2) feet of off the Southerly side of the alley and adjoining said Lot B, Block A, NICHOLS ADDITION, same having been granted by the passing of Ordinance No. 2040 by the Common Council of the City of Klamath Falls, Oregon, said Ordinance being recorded January 9, 1930, in Deed Volume 88 at page 470, Records 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 \$ 51,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 713 N. 9th St. Klamath Falls OR 97601

Dated this 27th day of June, 1996

Thomas W. McGowan
THOMAS W. MCGOWAN

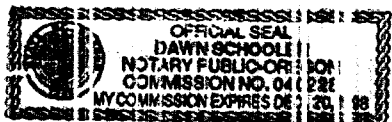
Barbara L. McGowan
BARBARA L. MCGOWAN

NOTARY ACKNOWLEDGEMENT:

STATE OF Oregon ss. 27 June 1996
COUNTY OF Klamath

Personally appeared the above named Thomas W. McGowan
and Barbara L. McGowan

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Notary Public for OregonMy commission expires 1/31/98

(seal)

ESCROW NO. MT38581-DS

Return to:

DANIEL LEE JACKSON
713 N. 9th St.
Klamath Falls OR 97601

20843

96 JUL -3 P2:49

DAVID L. THE JACKSON

PERSON 107 4136861-00

19858

STATE OF OREGON: COUNTY OF CLATSOP: ss.

Filed for record at request of Amerit the 3rd day
of July A.D., 1995 at 2:49 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 19857

FEE \$35.00

By Bernetha G. Letsch, County Clerk
C. L. Russell

PERSON 107 4136861-00

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