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mtc38521ms

WARRANTY DEED

Vol. m96 Page 25009

CHARLES G. SHELL,

Grantor(s) hereby grant, bargain, sell and convey to:

RODNEY S. LOWRIE and JULIE A. LOWRIE, 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 I, J AND E1/2 OF LOT H IN BLOCK 51 OF SUPPLEMENTAL PLAT OF MALIN,
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 \$ 72,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~2122 5TH STREET, MALIN, OR 97632~~
P.O. Box 118

Dated this 9 day of August, 1996

Charles G. Shell
CHARLES G. SHELL

NOTARY ACKNOWLEDGEMENT

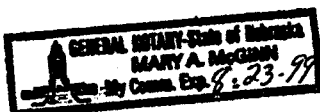
STATE OF Nebraska

COUNTY OF Lancaster

SS. 505-46-5880 19 96

Personally appeared the above named CHARLES G. SHELL

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Mary A. McGinn
Notary Public for Nebraska

My commission expires 8-23-99

(seal)

ESCROW NO. MT38521-MS

Return to:

RODNEY S. LOWRIE

~~2122 5TH STREET~~ P.O. Box 118
MALIN, OR 97632

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 14th day of August A.D. 1996
at 2:16 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 25009.

Bernetha G Letsch, County Clerk

By Cheryl L. Luce

Deputy.

Fee, \$30.00