

96 SEP 19 AM 12:22



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045278
AFTER RECORDING RETURN TO:
Mr. and Mrs. Francis M. Gamble
3441 Bristol Avenue
Klamath Falls, OR. 97603

Aspen Title & Escrow
on this 19th day of Sept. A.D. 1996
at 11:22 o'clock A.M. and duly recorded
in Vol. 96 of Deeds Page 29712
Bernetha G. Letsch County Clerk
By Kathleen Ross

Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CHARLES W. MOWDY, who acquired title as C.W. Mowdy, and ROBERTA M. MOWDY, who acquired title as R.M. Mowdy, husband and wife, hereinafter called GRANTOR(S), convey(s) to FRANCIS M. GAMBLE and LORINDA GAMBLE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 9 in Block 2 of SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the West 120 feet and the East 70 feet and the Southerly 5 feet thereof. ALSO EXCEPTING THEREFROM the West 58 feet of above described property.

Code 41, Map 3909-10D8, Tax Lot 4200

"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 30.390."

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND, Trust Deed, including the terms and conditions thereof, recorded May 31, 1996, in Book M-96, Page 15920, Mortgage Records of Klamath County, Oregon, in favor of Russell E. Altenburg and Frances Altenburg, husband and wife, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantors hereby hold Grantees harmless therefrom, and Grantors herein warrant that this Trust Deed will be paid in full prior to or at the time of payment in full of the Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed.,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$40,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of September, 1996.

Charles W. Mowdy
CHARLES W. MOWDY

Robert M. Mowdy
ROBERTA M. MOWDY

STATE OF OREGON, County of Klamath)ss.

On September 18, 1996, personally appeared Charles W. Mowdy and Roberta M. Mowdy who acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



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