

MTC39572KR

WARRANTY DEED

THOMAS W. MC GOWAN and BARBARA L. MC GOWAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
MARION E. HASTINGS II and CHERYL L. HASTINGS, 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:

LOT 28 IN KENNICOTT COUNTRY ESTATES, 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 \$ 70,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2233 MAIN STREET, KLAMATH FALLS, OR 97601

Dated this 3rd day of December 19 96

Thomas W. McGowan

THOMAS W. MC GOWAN

Barbara L. McGowan

BARBARA L. MC GOWAN

STATE OF

Oregon

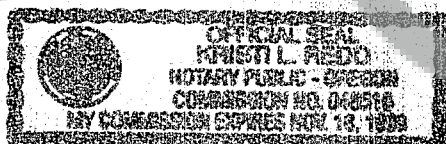
COUNTY OF

Klamath

SS.

December 3 19 96

Personally appeared the above named

THOMAS W. MC GOWAN & BARBARA L. MC GOWANand acknowledged the foregoing instrument to be their voluntary act.

Before me

Kristin L. ReddNotary Public for OREGONMy commission expires 11/13/99

(seal)

ESCROW NO. MT39572-KR

Return to:

MARION E. HASTINGS II
2233 MAIN STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of December A.D., 19 96 at 3:51 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 38203

FEE \$30.00

Bernetha G. Letsch County Clerk

By Bernetha G. Letsch