



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046896

AFTER RECORDING RETURN TO:

Mr. and Mrs. William D. Cowan

~~240 Watson Way~~ P.O. BOX 1561

~~North Bend, OR~~ COOS BAY, OR 97420

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

HOWARD E. MC GEE JR., hereinafter called GRANTOR(S), convey(s)  
and warrants to WILLIAM D. COWAN AND REBECCA COWAN, husband  
and wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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."

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,

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  
\$120,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE  
GRANTEE NAMED IS DONE AT THE DIRECTION OF EAGLE EXCHANGE  
CORPORATION AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT  
OF SAID GRANTEE.

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

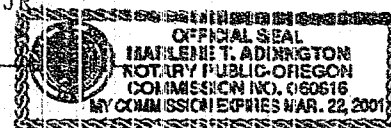
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4th day of November, 1997.

Howard E. McGee Jr.  
HOWARD E. MC GEE, JR.

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 7th  
day of November, 1997, by HOWARD E. MC GEE, JR.

Before me: W. Barbara Y. S. Adlington  
Notary Public for OREGON  
My Commission Expires: March 22, 2001



## EXHIBIT "A"

Beginning at a point in the Northerly line of Main Street 37 1/2 feet in a Southwesterly direction from the most Easterly corner of Lot 1 in Block 17 of ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, said corner of said Lot 1 being at the intersection of Main and Fifth Street in said town and running thence in a Northwesterly direction parallel with Fifth Street 112 feet; thence in a Southwesterly direction parallel with Main Street 29 feet; thence in a Southeasterly direction parallel with Fifth Street 112 feet to the Northerly line of Main Street; thence in a Northeasterly direction along the Northerly line of Main Street 29 feet to the place of beginning.

ALSO Beginning at a point in the Northerly line of Main Street which lies 36 feet Southeasterly from the most Easterly corner of Lot 1, Block 17, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON; thence Northwesterly and parallel with Fifth Street 112 feet to alley; thence Southwesterly and parallel with Main Street 1 1/2 feet; thence Southeasterly and parallel with Fifth Street 112 feet to line of Main Street; thence Northeasterly along Northerly line of Main Street 1 1/2 feet to the point of beginning.

CODE 1.1 MAP 3809-32AC TL 3900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 7th day  
of Nov A.D. 19 97 at 3:29 o'clock P M. and duly recorded in Vol. 1497  
of Deeds on Page 37016

FEE \$35.00

By Bernetha G. Letsch, County Clerk