

56397

'98 APR 15 AM 1:16

Vol. M98 Page 12330

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01047528

AFTER RECORDING RETURN TO:

Mr. and Mrs. Charles W. Mowdy

3445 Bristol Ave  
Klamath Falls, Or 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

GROVER CARL TODD, also known as GROVER CARL TODD, SR.,  
hereinafter called GRANTOR(S), convey(s) and warrants to  
CHARLES W. MOWDY and ROBERTA MARIE MOWDY, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 16 in Block 8 of ALTAMONT ACRES, in the County of Klamath,  
State of Oregon.

Code 41, Map 3909-10AC, Tax Lot 600

"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  
\$51,000.00.

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 8th day of April, 1998.

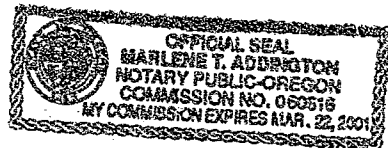
Grover Carl Todd Sr. by Mary Carlene Todd

GROVER CARL TODD, SR. by Mary  
Carlene Todd, his attorney in fact

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 14th  
day of April, 1998, by Mary Carlene Todd as Attorney in Fact for  
Grover Carl Todd, Sr.

Before me: Warlene L. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of April A.D., 19 98 at 11:16 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 12330.

FEE \$30.00

By Bernetha G. Letsch County Clerk  
Kathleen Rose