

LAURA E. ELLIS,

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

JUSTIN J. DOWLING,

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 11 OF CLOVERDALE, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4850 WOCUS ROAD #19, KLAMATH FALLS, OR 97601

Dated this 9th day of December, 1998

Laura E. Ellis
LAURA E. ELLIS

STATE OF Washington SS. 12.09 19 98
COUNTY OF King
Personally appeared the above named Laura E. Ellis

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Sandra Heissel
Notary Public for Washington
My commission expires 3-1-2000

ESCROW NO. MT46324-KC

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Return to:

JUSTIN J. DOWLING
4850 WOCUS ROAD #19
KLAMATH FALLS, OR 97601

Amerititle

on this 14th day of December A.D., 1998
at 3:31 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 45701

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee,

Deputy.

\$30.00