

WARRANTY DEED

STATE OF OREGON,
County of Clatsop

Filed for record at request of:

ASPEN TITLE ESCROW NO. 02040410

AFTER RECORDING RETURN TO:

Elizabeth Grove

7333 S. Side Bypass

Wahlamah Falls, OR 97143

the 29TH day of APRIL A.D. 1999
at 11:25 o'clock A.M. and duly recorded
in Vol. M99 of DEEDS on Page 16073

Linda Smith, County Clerk

By Linda Smith Deputy

Fee 30.00

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

JOHN RICHARD DOWNING, hereinafter called GRANTOR, hereby
warrants to ELIZABETH GROVE, hereinafter called GRANTEE,
all that real property situated in the County of Clatsop, State
of Oregon, described as:

Lot 10, KENNICOTT COUNTRY ESTATES, in the County of Clatsop,
State of Oregon.

Code 01, Map 3900-1030, Lot 10, 1000

460. 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 SEE IF
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAND USE, ZONING
FARMING OR FOREST PRACTICES AS DETERMINED IN ANY DEED.

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances, except as otherwise shown by
restrictions, reservations, rights, claims and interests
of record, if any, and apparent upon the land, including any
liens for irrigation and/or drainage,

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
\$77,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of April, 1999.

John Richard Downing
JOHN RICHARD DOWNING

STATE OF OREGON, County of Clatsop

On April 28, 1999, personally appeared the above named
John Richard Downing, and acknowledged to me that he executed this
instrument voluntarily and in full.

Before me, Harlene T. Addington
Notary Public for Oregon
My Commission Expires March 22, 2001

