

99 APR 30 P3:33

MTC 47093-KR

WARRANTY DEED

Vol. M99 Page 16451

DALE S. MC DOWELL, JR. and PAMELA J. MC DOWELL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROSS J. URBACH and JUDY A. URBACH, as tenants by the entirety, 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:

Parcel 3 of Land Partition 11-94, being the NE1/4 SE1/4 NE1/4 of Section 1 and Parcels 1 and 3 of Land Partition 64-92 all situated in the E1/2 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, 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 THE 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 \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1734 CARLSON DR., KLAMATH FALLS, OR 97603

Dated this 22nd day of April, 1999

Dale S. McDowell, Jr.
DALE S. MC DOWELL, JR.

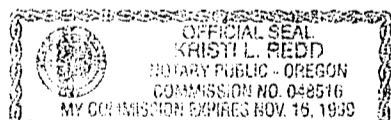
Pamela J. McDowell
PAMELA J. MC DOWELL

STATE OF Oregon
COUNTY OF Klamath SS. April 22 19 99

Personally appeared the above named

DALE S. MC DOWELL, JR. & PAMELA J. MC DOWELL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/15/99

ESCROW NO. MT47093-KR

Return to:

ROSS J. URBACH

1734 CARLSON DR.

KLAMATH FALLS, OR 97603

STATE OF OREGON

County of Klamath SS.

Filed for record at request of:

the 30TH day of APRIL A.D. 1999

at 3:33 o'clock P M., and duly recorded

in Vol. M99, or DEEDS on Page 16451

Linda Smith, County Clerk

By Linda Smith, Deputy

Fee, 30.00