

MTC 48355-KR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

DALE S. McDOWELL AND PAMELA J. McDOWELL,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in TRACT 1289- FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the North 20 feet of Lot 12.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of August, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
August 26, 19 94

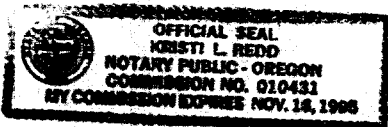
Dale S. McDowell

Pamela J. McDowell

Personally appeared the above named
DALE S. McDOWELL and PAMELA J.
McDOWELL

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

DALE S. MC DOWELL & PAMELA J. MC DOWELL

GRANTOR'S NAME AND ADDRESS

MELVIN L. STEWART
5761 GLENRIDGE WAY
KLAMATH FALLS OR 97603

GRANTEE'S NAME AND ADDRESS

MELVIN L. STEWART
5761 GLENRIDGE WAY
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

Send a change or request of this instrument, shall be sent to the following address:

MELVIN L. STEWART
5761 GLENRIDGE WAY
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 6/23/99, at 11:11 a. m.
In Vol. M99 Page 24591
Linda Smith,
County Clerk Fee \$ 30 - KR