

1999 AUG 10 PM 3:35

MTC 48487-PS
WARRANTY DEED

Vol M99 Page 32282

FRANK J. ALARCON and FRANCES L. ALARCON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SUSAN C. ODEN and JOHN THOMAS DOWLING not as tenants in common, but with right of survivorship, 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 7 in Block 4 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by instrument recorded July 1, 1965 in Voluem 362, page 563, Deed Records of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-010DC-01200

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 75,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4427 BISBEE ST., KLAMATH FALLS, OR 97603

Dated this 10th day of August, 1999.

Frank J. Alarcon
FRANK J. ALARCON

Frances L. Alarcon
FRANCES L. ALARCON

State of Oregon
County of KLAMATH

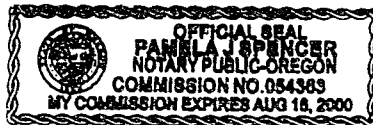
This instrument was acknowledged before me on August 10, 1999 by FRANK J. ALARCON AND FRANCES L. ALARCON.

Kimberly J. Spencer
(Notary Public for Oregon)

My commission expires 5/16/2000

ESCROW NO. MT48487-PS

Return to:
SUSAN C. ODEN
4427 BISBEE ST.
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 8/10/99, at 3:35 p.m.
In Vol. M99 Page 32282
Linda Smith.
County Clerk Fees 30 - KL