

MTC 75987-TM



THIS SPACE RESERVE

2006-015508
Klamath County, Oregon



08/01/2006 03:28:23 PM

Fee: \$21.00

After recording return to:

Gary McGowan

2631 Bell Street

Sacramento, CA 95821

Until a change is requested all
tax statements shall be sent to
The following address:

Gary McGowan

2631 Bell Street

Sacramento, CA 95821

Escrow No. MT75987-TM

Title No. 0075987

S.W.D.

STATUTORY WARRANTY DEED

Chester O. Mann, Grantor(s) hereby convey and warrant to **Gary McGowan**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of the N1/2 of the SW 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon, that lies between the the old The Dalles-California Highway right of way and a line called the Meander line on the West; and that portion of the N1/2 N1/2 SE1/2 SW1/2 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian that lies Westerly of the old The Dalles - California Highway.

EXCEPTING THEREFROM the portion that lies Northerly of a line that is 625 feet North of and parallel to the South boundary of the N1/2 N1/2 S1/2 SW1/2 of said Section 31, lying Westerly of the old The Dalles-California Highway.

Tax Account No.: 3407-031C0-00400-000

Key No.: 979604

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$275,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 28 day of July, 2006

Chester O. Mann

Chester O. Mann

State of Oregon

County of Klamath

This instrument was acknowledged before me on July 28, 2006 by Chester O. Mann.



[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

21.00