

91906

Vol. <sup>M</sup> 74 Page 9816

## -WARRANTY DEED-

*A 24 814*  
W. ALAN BOWKER and LENIS M. BOWKER, husband and wife, grantors,  
convey to ROSS L. TOMLIN and MARY ELAINE TOMLIN, husband and wife, all  
that real property situate in the County of Klamath, State of Oregon,  
described as:

Lot 3 in Block 11 of TRACT NO. 1037, FIFTH ADDITION  
TO SUNSET VILLAGE, according to the official plat  
thereof on file in the office of the County Clerk,  
Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the  
terms and provisions thereof, given by W. Alan Bowker  
and Lenis Bowker, husband and wife, as grantors, to  
Transamerica Title Insurance Company, as Trustee, for  
Equitable Savings & Loan Association, an Oregon corpor-  
ation, as beneficiary, dated August 29, 1973, recorded  
September 4, 1973 in Vol. M73 page 11844, Microfilm  
records of Klamath County, Oregon, to secure the pay-  
ment of \$25,000.00, which Grantees assume and agree to pay.

and covenant that grantor is the owner of the above described property  
free of all encumbrances, except reservations, restrictions, easements  
and rights of way of record and those apparent upon the land; rules,  
regulations, liens and assessments of water users and sanitation dis-  
tricts; 1974-75 taxes are now a lien but not yet payable; and will war-  
rant 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 Thirty  
One Thousand Nine Hundred and No/100ths (\$31,900.00) DOLLARS.

DATED this 10th day of August, 1974.

*W. Alan Bowker*  
*Lenis M. Bowker*

STATE OF OREGON )  
County of Klamath ) ss.  
August 10, 1974.

Personally appeared the above-named W. ALAN BOWKER and LENIS  
M. BOWKER, husband and wife, and acknowledged the foregoing instrument  
to be their voluntary act. Before me:

*Benton E. Gray*  
Notary Public for Oregon  
My Commission expires: June 16, 1978.

*Rel: Benton E. Gray*  
*4831 52nd St. City*

Until a change is requested all tax statements shall be mailed to the  
following address: ROSS L. & MARY ELAINE TOMLIN, 3425 Coronado, Klamath Falls,  
Oregon, #97601.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 10th day of AUGUST A. D., 1974 at 3:14 o'clock P. M., and duly recorded in  
Vol. M 74 of DEEDS on Page 9816

FILE \$ 2.00

WM. D. MILNE County Clerk  
By *Handwritten Signature* Deputy

AUG 12 3 14 PM 1974