

7348

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Timothy Stivers and Geneva M. Stivers (Husband and Wife) Grantor  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ellis L. Bowman and Shirley Ann Bowman Grantees (Husband and Wife), hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

That part of N.E. 1/4, S.E. 1/4 of section Twenty Six (26) Township Twenty Three (23) South, Range Nine (9) E.W.M. described as follows Beginning at E.E. corner of N.E. quarter of S.E. quarter (N.E. 1/4 S.E. 1/4) thence West along the Northern border a distance of 550 feet along lot 4 (Gerhart Plat) then South a distance of 30 feet to N.W. corner of lot 3 (Gerhart plat) thence East 550 feet to N.E. corner of lot 3 (Gerhart), thence 30 feet North to S.E. corner of lot 4 (Gerhart) Plat). Above described land listed on Klamath County Detail Map.

2309 2614, Code 51, Tax Assessors No. 1100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 10.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of OCTOBER, 1975;  
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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of CLATSOP, ss.  
Oct 20, 1975.

Personally appeared the above named Timothy Stivers  
Geneva M. Stivers  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: June 30, 1979

STATE OF OREGON, County of CLATSOP, ss.  
Personally appeared Timothy Stivers and Geneva M. Stivers, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of CLATSOP, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS  
Timothy Stivers

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Ellis L. Bowman  
Box 22 Belleau Villa  
Dallas, Or 97338

Until a change is requested all tax statements shall be sent to the following address:  
Ellis L. Bowman  
Box 22 Belleau Villa  
Dallas, Or 97338

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of KLAMATH, ss.

I certify that the within instrument was received for record on the 18th day of NOVEMBER, 1975, at 11:22 o'clock A.M., and recorded in book M 75 on page 14504 or as file/reel number 7348.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Harold H. Hays Deputy

FEE \$ 3.00