

28471

-SPECIAL WARRANTY DEED-

38-10443 W. ALAN BOWKER, Grantor, conveys and specially warrants to LOWELL SHARP and MARY JO SHARP, husband and wife, Grantees, the following described real property, free of encumbrances created or suffered by the grantor except as specially set forth herein:

A tract of land situated in Lot 1, Block 3, Tract 1103, East Hills Estates and Lot 28 Block 3, Tract 1120, Second Addition to East Hills Estates, Klamath County, Oregon, more particularly described as follows: Beginning at the most Northerly corner of Lot 1 of said Tract 1103; thence S 62°37'38"W, along the Southerly right of way line of Cottage Avenue, 10.00 feet; thence continuing along said right of way line on the arc of a curve to the right (central angle is 12°11'57", radius is 300 feet) 63.87 feet; thence S15°10'25" E 139.63 feet; thence East 61.14 feet to the most Southerly corner of said Lot 1; thence along the Easterly line of said Lot 1, N24°49'53" E 61.51 feet, N27°22'22" W 120.11 feet to the point of beginning, with bearings based on said Tract 1103.

The true and actual consideration for this transfer is Six Thousand Nine Hundred and No/100ths (\$6,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Lowell Sharp, 4933 Gracile Ct., Klamath Falls, Oregon

DATED this 13th day of April, 1977.

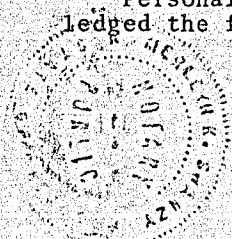
W. Alan Bowker

STATE OF OREGON)
County of Klamath) ss.

April 13, 1977.

Personally appeared the above-named W. ALAN BOWKER and acknowledged the foregoing instrument to be his voluntary act. Before me:

William P. Brandsness
Notary Public for Oregon
My Commission expires: 9/16/77



Ret. To:
Lowell Sharp
4933 Gracile Ct.
Klamath Falls, Or. 97601

STATE OF OREGON, COUNTY OF KLAMATH: ss.
Filed for record at request of Transamerica Title Ins. Co.

this 21st day of April, A.D. 1977, 3:24 P.M.

Recorded in Vol. M 77, of Deeds 6855

Fee \$3.00

Hazel D. Miller
W.D. Miller, County Clerk

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

John C. Miller
Henry Alay
After recording return to