

T/A 38-12839-7

11011

34080

WARRANTY DEED (INDIVIDUAL)

Vol. 9W

Page 14818

14818

GENE A. BOWERS and LORAIN BOWERS, husband and wife

, hereinafter called grantor, convey(s) to

STEVEN JAMES HORTON

all that real property situated in the County

of Klamath, State of Oregon, described as:

A tract of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 36 South, Range 11 East of the Willamette Meridian, as follows:

Beginning at the Southwest corner of said Section 36; thence North along the West line of said Section 660 feet to the true point of beginning; thence East at right angle 1320 feet; thence Northwesterly to a point on the West section line 660 feet North of the point of beginning; thence South along said West line 660 feet to the point of beginning.

TOGETHER WITH a non-exclusive 50-foot easement for roadway purposes from the Southwest corner of the above-described premises to State Highway No. 140 adjacent to the West boundary lines of Section 36, Township 36 South, Range 11, E.W.M. and Section 1, Township 37 South, Range 11, E.W.M.

-----continued on reverse-----

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
as shown above and on reverse

and will warrant 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 \$ 37,500.00.

Dated this 15th day of August, 19 77.

Gene A. Bowers by Lorain Bowers
Gene A. Bowers attorney by deed
Lorain Bowers
Lorain Bowers

STATE OF OREGON, County of Klamath) ss.

On this 15th day of August, 19 77 personally appeared the above named
Lorain Bowers and acknowledged the foregoing
instrument to be her voluntary act and deed.

Taxes: Steven Hartar
Star Key. Box 8
Beatty, ch
Return: T/A

Before me:

Martha Hooks
Notary Public for Oregon
My commission expires: 7-21-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration

FORM No. 152--ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath) ss.

On this the 15th day of August, 19 77 personally appeared
Lorain Bowers
who, being duly sworn (or affirmed), did say that She is the attorney in fact for Gene A. Bowers
and
that s. he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Martha Hooks
(Signature)

(Title of Officer)

Continued-----

14819

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, Dated March 4, 1963 and recorded June 21, 1963 in Book 346 Page 223 in favor of Pacific Power and Light Company, for Transmission and distribution of electricity. (Affects N $\frac{1}{2}$ NW $\frac{1}{4}$, Sec. 1, T37S., R11EWM.; S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 35, S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 36, Twp 36 S., R 11 EWM.)
2. Agreement, dated May 29, 1970, recorded March 7, 1972 in Book M-72 at page 2461, Microfilm Records, between John N. Wain and Winifred G. Wain and Clifford E. Milhorn and Marcella Milhorn, for ditch easement and right of way for water purposes over the SE $\frac{1}{4}$ of Section 35, to the SW $\frac{1}{4}$ Section 36.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.
4. The 1977-78 taxes are a lien but not yet due or payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of AUGUST A.D. 1977 at 12:15 o'clock PM and

duly recorded in Vol. M77, of DEEDS on Page 14818

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Heidi Inayil