

34515 MTC 15K-3846 Vol. M.1 15452

KNOW ALL MEN BY THESE PRESENTS, That EUGENE K. BOWERS and DORINNE BOWERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUDITH ANN JONES, 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:

Lots 36 and 37 PONDEROSA PARK ADDITION TO THE CITY OF CHILOQUIN.

SUBJECT, however, to the following:

1. Easement, including the terms and provisions thereof, granted to the City of Chiloquin, by instrument recorded January 21, 1959 in Deed Volume 309 at page 25, Records of Klamath County, Oregon. (Affects the back $7\frac{1}{2}$ feet of each lot, for utility purposes.)
2. Easement, including the terms and provisions thereof, as shown on the dedication of Ponderosa Park: "Subject to a $7\frac{1}{2}$ foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$29,500.00. ~~However, the grantor hereby covenants to and with the grantee, its heirs, successors and assigns, that the 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 sentence between the symbols \odot , 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 15th 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)

Eugene K. Bowers
Eugene K. Bowers
Dorinne Bowers
Dorinne Bowers

STATE OF OREGON,)
County of Klamath) ss.
October 14, 1975.

Personally appeared the above named Eugene K. Bowers and Dorinne Bowers.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Janet B. Kalita
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-22-78

STATE OF OREGON, County of _____) ss.
Personally appeared _____ and _____, 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 _____, 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: _____

Eugene K. Bowers & Dorinne Bowers

GRANTOR'S NAME AND ADDRESS

Judith Ann Jones

GRANTEE'S NAME AND ADDRESS

After recording return to:
Judith Ann Jones
70 Mel Lane, attorney
325 Main St., Klamath Falls, Ore
NAME, ADDRESS, ZIP

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

Judith Ann Jones no change

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 22 day of Aug, 1977, at 12 o'clock P.M., and recorded in book M.77 on page 15452 or as file/reel number 34515.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne
Recording Officer
By Paula Burke Deputy
3.00