

40086

WARRANTY DEED

Vol. W 44 Page 23708

KNOW ALL MEN BY THESE PRESENTS, That MELVIN A. BOWMAN and EVA G. BOWMAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVA G. BOWMAN, Trustee, Eva G. Bowman Living Trust, 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:

Beginning at a point 40 feet South and 50 feet East of the corner common to Sections 1, 2, 11 and 12 of T 41 S, R 10 E, W.M.; thence East 50 feet; thence South 51.25 feet; thence West 50 feet; thence North 51.25 feet to the place of beginning, being in Lot 2 of Section 12 of T 41 S, R 10 E, W.M.

(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 \$ ---0---. 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 day of December, 1977; 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)

X *Melvin A. Bowman*
Melvin A. Bowman

X *Eva G. Bowman*
Eva G. Bowman

STATE OF OREGON,)
County of Klamath) ss.
December 19 1977

STATE OF OREGON, County of) ss.
December 19 1977

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:

Belong me:
(OFFICIAL SEAL) *Gertrude M. Owens*
Notary Public for Oregon
My commission expires: 5/2/80

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Melvin A. Bowman
Merrill, OR 97655

GRANTOR'S NAME AND ADDRESS

Mrs. Eva G. Bowman
Merrill, OR 97655

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. Mike Ratliff
P. O. Box 528
Merrill, OR 97655

NAME, ADDRESS, ZIP

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

Mrs. Eva G. Bowman
Merrill, OR 97655

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of December, 1977, at 1:44 o'clock P. M., and recorded in book M77 on page 23708 or as file/reel number 40086, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By *Gertrude M. Owens* Deputy

Fee \$3.00

300