

KNOW ALL MEN BY THESE PRESENTS, That W. ALAN BOWKER and LENIS BOWKER, husband and wife,

to grantor paid by DENNIS M. YOUNG and DEBORAH YOUNG, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, 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:

Lot 1 in Block 2, GATEWOOD TRACT NO. 1035, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

- SUBJECT TO:
1. Right of Way recorded May 16, 1907 in Vol. 22, page 479, Deed Records of Klamath County, Oregon.
  2. Utility Easements as delineated on dedicated plat.
  3. Restrictions as contained in plat dedication.
  4. Conditions and restrictions, if any, imposed by instrument, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.

(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 THOSE AS SET FORTH ABOVE,

and that grantor will warrant and forever defend the above granted 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 \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31st day of January, 1978.

W. Alan Bowker
Lenis Bowker

STATE OF OREGON, County of Klamath ) ss. January 31st, 1978. Personally appeared the above named W. Alan Bowker and Lenis Bowker, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Mildred Lewis Notary Public for Oregon My commission expires 7-19-78

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Bowker

GRANTOR'S NAME AND ADDRESS

Young

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Dennis Young  
% MTC Attention: Becky

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Robert Bell  
5216 Bartlett  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 31st day of January, 1978, at 11:05 o'clock A.M., and recorded in book M78 on page 1880 or as file/reel number 42448, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
Bernetha Helich Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$3.00