

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W. Alan Bowker and Lenis Bowker, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan L. Jones

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 1 and 2, Block 46, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the South 65 feet of said Lots 1 and 2, in the County of Klamath, State of Oregon;

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 \$ 42,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 February, 1978; 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)

W. Alan Bowker
Lenis Bowker

STATE OF OREGON, County of Klamath, ss. February 24, 1978.

Personally appeared _____

_____ 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 _____

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 both 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)

Before me:

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of OR
P.O. Box 1936
Klamath Falls, OR

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

Alan L. Jones
2140 Angier
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of February, 1978, at 12:33 o'clock A.M., and recorded in book M78 on page 3532 or as file/reel number 43670, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Ketch Deputy Recording Officer

Fee \$3.00